Bawburgh
Conservation Area Character Appraisal
and Management Guidelines

December 2017
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Introduction

Bawburgh Conservation Area is one of the most attractive and relatively unspoilt small villages in South Norfolk. It is situated in the valley of the River Yare and has two ranges of historic buildings grouped either side of an 18th century bridge over the river, with attractive river meadows either side. Its location around the river meadows with higher land to the south, west and northwest sides allows for longer views of the area on approach from the south side. For Norfolk, which is relatively flat, this provides a landscape of more dramatic contours.

Under the terms of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a Conservation Area. The 1990 Act also requires local authorities to prepare management guidance and proposals for conservation areas. The Bawburgh Conservation Area was originally designated in 1973. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework, Planning Practice Guidance and the South Norfolk Place Making Guide.

Key Characteristics

• River meadows
• Valley with key views from higher land
• Two key ranges of historic buildings linked by river bridge
• Village greens
• Linear patterns of development clustered either side of river meadows within river valley
• Open landscape punctuated by groups of mature trees
**Bawburgh Conservation Area Character Appraisal**

**Historical Development** (also see historic map in Appendix 4 page 20)

Bawburgh is rich in local history. During the early 1970’s archaeological excavation of the vicinity of the Roman road east from Bawburgh revealed evidence of Roman cremation burials. The dig showed that the site had been in use from the late Neolithic and early Bronze Age through to the Roman period.

The village was associated with St Walstan, who was born in the late 10th century, about whom there are various legends. He is believed to have given up the life of a noble to take up the work of an agricultural labourer and emblems of the saint with a scythe appear in several local churches. Foreseeing his death and having summoned a priest who had no water with which to bless him, the saint caused a spring to gush up at his feet. St Walstan’s Well can still be identified, although a modern reconstruction and was the subject of an important local pilgrimage in medieval times. It is recorded that six priests were residents in the village and water from the well was sold in Norwich market as a curative, as late as the 1920’s.

The saint’s relics were preserved in the church until the Reformation, after which some new buildings were erected using the ecclesiastical spoil including the monuments later called the “Slipper Chapel” and “Hermit’s House”

Local tradition has it that there was a hermit’s cell beside the bridge and that the stones from this were reused and are identifiable in the walls of some of the cottages in the village. This is plausible since the number of mediaeval pilgrims crossing the river here would have provided a means of support.

The church register dates from 1555. The Old Hall, home of the Jerningham family and dated 1634, survived until 1963 and was located behind the Monuments (see historic map). It is recorded as containing architectural features of distinction most notably a carved and decorated fireplace over-mantle.

There are many connections between Bawburgh and notable Norfolk families. Jeremiah Colman entered the trade of flour milling at Bawburgh in 1802. At the beginning of this century the Noverre family lived at Hillside and gifted the church restoration in 1905 and 1908.

The population of Bawburgh in 1845 was recorded in White’s Directory as 404 and included two innkeepers, one blacksmith, four farmers, one miller, one baker, one smith and Wheelwright, one butcher, one shopkeeper and farrier, one boarding school keeper, one saddler, one tailor, one shoemaker, one schoolmaster and registrar, and one cooper/carpenter. The population in 1991 was 489 but has increased to 595 recorded from the 2011 census.

**Character Assessment** (also see Streetscape and Natural Character Map, Appendix 5 and 6, page 21 and 22)

**Bawburgh and Its Setting**

Bawburgh Conservation Area is set in the valley of the river Yare at the foot of gently sloping ground on both northern and southern sides. The river here lies at around the twelve metres contour above sea level and meanders between water meadows as it approaches Norwich which lies four miles to the east of the village. The ground to north and south rises to the forty metre contour within sight of the bridge so this is, for Norfolk, a landscape of dramatic contours.
The landscape is open but not without trees and woodland which punctuate rather than shape it around the village. The most prominent landscape feature beyond the conservation area is the Norwich southern bypass opened in the early 1990s. It runs to the south and west of the village and although on higher ground, is fortunately not visible from within it, despite being audible on still days.

The landscape as one approaches the village either from the north or south, cradles the village which clusters on both sides of the river bridge. Trees and hedges frame the roads of these approaches so that the conservation area is visible from above as one starts the descent on each side. As one continues downhill the view closes so that the enclosure of the settlement predominates. Only at the core of the village, where the houses are set back from the flood plain of the water meadows, is the landscape visible once more, with the bridge as the link between the two distinct halves of the conservation area. The ground here is lower than the causeway carrying the road across the meadows to the bridge and this gives a distinct character to the landscape at the centre of the settlement. Consequently, the impact of any new development should be assessed from the wider viewpoint to the north and south of the village.

**Street Patterns and Historic Grain**

The form and character of Bawburgh are primarily created by its location within the river valley of the Yare and the special grouping of its buildings north and south of the bridge and water meadows. The village is of two halves, divided north and south by the river, but unified in its appearance by the surrounding contours of the valley containing it and the visual consistency of its traditional buildings on both sides of the river. The red brick eighteenth century bridge connects these two halves.

The northern half of the conservation area consists of curving linear development along the edge of the river Yare, along Hart’s Lane and New Road. The houses and cottages are set back to allow a generous space for road and green, widening at the western end into almost an informal square. The southern half of the conservation area consists of a similar pattern of development but this time with a single focal point, now the location of the village sign. Church Street, Hockering Lane and Stock’s Hill all converge here and the buildings form a loose sense of enclosure.
Conservation Area Boundary

The existing boundary is set wide of the built settlement except at the north boundary. To the northwest the boundary swings around the meadows beyond the Mill to cross Hart’s Lane on the line of a farm track. It then sets geometrically due south east and once more south without reference to landscape features and cutting through the County Primary School. The southern part of the boundary extends logically due west at some distance from the built core of the village and cuts across the steep hollow lane winding into Church Street. It then follows the hedge bank to the south of the church to complete its circuit at the south west corner of the churchyard.

This character appraisal makes no significant revisions to the boundary other than some minor changes so that the conservation area boundary corresponds with existing boundary features.

Perambulation

Church Street
The churchyard is unusually set on the north slope of the hill above the southwest edge of the village. It slopes gently towards the buildings of Church Farm situated below it. There are wide views north and west from the churchyard, which contains a good series of gravestones dating from the mid eighteenth century and later.

The Church of St Walstan is grade I listed with distinctive features that suit its dramatic location. The western round tower with its plain flint walls and conical cap with carved timber pinnacle is the dominant feature. It is believed the cap is a sculpture representing a flame. The nave has a steeply pitched roof with crow stepped gables which, together with the tower give the building a distinct profile and vertical emphasis.

There are good railings along the road to the church with stout carved oak posts to the churchyard.

Church Farm lies below the church to its north and dates from the late mediaeval and seventeenth century. It presents three wide timber framed gables to the churchyard rising above two tall brick storeys, the whole framed by tall seventeenth century brick gable chimney stacks. Its later traditional outbuildings have been converted to residential use. The reconstructed St Walstan’s Well lies within the grounds of Church Farm to the north side at the edge of the water meadows.

Further along the street there is a terrace of 3 early nineteenth century cottages with small front gardens, lining the street in an informal manner. Late 20th century changes to no.3 are
rather unsympathetic and over complicate the form of the original terrace at the east end. Next to the terrace stands a former pair of cottages, now one dwelling, of a similar character.

On the north side of Church Street, Gable End presents its gable to the view from the west. The house is contiguous with Flint Cottage and both share a common steeply pitched roof. Despite some modern alterations the large scale of this pair and their white rendered finish make them important in the streetscape. The former Wesleyan Chapel at the south side is an important survival of nineteenth century non-conformism. Dated 1866 it has a typically, austere frontage to the street with two arched metal windows with spoked transoms and a brick arched doorway with plain plastered panel above. Architecture is evoked by two rusticated quoins to the façade and the scale of the whole is minute, the frontage measuring about fifteen feet.

On the same south side of the street Magnolia Cottage presents an attractive early nineteenth century brick and flint facade to the street. The cottage is symmetrical with three light casements at first floor and two below on either side of a front door with canopy porch. Adjacent is a smaller cottage, gable end on to the street, probably once a coach house or stable.

Child’s Terrace is a precious part of the built heritage of Bawburgh. Part of the terrace is listed, dating from the late mediaeval period, but much of the building dates from the early nineteenth century. At the upper end a taller house is incorporated from which a lower, cranked row of cottages wind around the northern side of Church Street. These are rendered with two low storeys of very simple blind paired casement lights below a low-pitched roof of red pantiles. The eastern gable of the street range reveals that the terrace returns down the slope towards the water meadows to create a sheltered grassed open courtyard with timber porches and front doors to the various houses.

Hillside is a Victorian remodelling of a house with triple Tudor chimney stack and an additional canted bay. The house has a fine buttressed red brick garden wall between it and Church Street.

Meadow View is a good example of the best quality of post First War “bungalow” dwellings. It is symmetrically composed with a slightly overhanging central section over twin canted bays and a timber arched pergola front porch. It has a low pitched hipped clay pantile roof with symmetrical stack arrangement. Certainly, a worthy contributor to the quality of the conservation area.

Hockering Lane
Directly opposite Church Street at the junction with Hockering Lane, Corner Cottage and Smuggler’s Cottage (formerly called White Cottage) are a single listed building which contributes importantly to the streetscape of the conservation area. The two form a visual stop to Church Street at the foot of Stock’s, their white colour and unusual form with front jetty attracting the eye.

Hockering Lane is a modern part of the conservation area. The recent houses at its south side now extend as
far as the school playground and are undistinguished, if built in acceptable modern equivalents of the traditional materials of the area. From a distance the houses, together with the Victorian School building enclose the meadows and provide a sympathetic traditional backdrop to views from New Road and therefore there is justification for their inclusion within the conservation area boundary.

The County Primary School dates from the formation of the Bawburgh School Board in 1875. It is of red brick and Welsh slate with an attached schoolhouse. The roofs are steeply pitched and a minimum of Gothic detail is apparent. Modern additions have been made to it but these are not that visible in key views across the meadows from New Road. Despite less sympathetic additions the school building is an important part of the history of the village and merits at least bringing it fully into the conservation area.

**From the bridge along Hart's Lane**

The Bridge is one of a series of red brick Norfolk multi-arched bridges dating from the late eighteenth century and is a scheduled monument. It is of interest that no record or archaeological remains of a mediaeval bridge survive, despite the apparent importance of the mediaeval pilgrimage which crossed the river at this point. The present bridge is aesthetically very pleasing with its warm red brick and sinuous contours linking the two halves of the settlement. Hart’s Lane is a single linear development of ancient origin running from the bridge to the former Cock Inn where both sides of it become built upon.

Rose Cottage and Fair View form two halves of a single terrace with low pitched red pantile roof. They have attractive porches and small planted front gardens. Although their windows have been altered and replaced with modern casements their ancient origin is revealed by the flint work surviving in the lower part of the front. A modern garage with parapet roof surprisingly does not detract from the quality of the pair.

Moving further west there is a new house, the form and scale of which sits comfortably in the street scheme and then Blacksmith’s Cottages, which are a listed pair of seventeenth century cottages with modern alterations. They are of a single storey with attic garret having a row of gabled dormers. The frontage, hard upon the road’s edge is of brick with much reused ashlar and flint in evidence. The roof is red clay pantiles with parapet gable ends. There are two stacks, one central and the other attached to the north gable. The modern alterations are austere but appropriate and the whole makes an important contribution to the quality of this part of the area.
The Mill though of ancient origin and historic interest makes less impact on the conservation area than its size might suggest. It is not a listed building and stands set back from the settlement so as to form a backdrop rather than a feature. It has been radically remodelled in recent years to provide four dwellings. It presents four low pitched gables to the observer from the entrance gates, with slated roof slopes and the arched windows typical of nineteenth century industrial buildings. Window frames and openings have all been altered.

Mill Cottages northeast of the mill present a less changed aspect to the small green in front of them. A terrace of four cottages with one offset at the northeast end it is built of red brick with a red clay pantile roof over two low but full storeys. Narrow casements at ground and first floor level together with simple doors with modest lights above make this an attractive group. The terrace is important encloses the green and the lower part of Hart Lane.

The King’s Head public house is two buildings; one 17th century, and set at right angles to the lane behind and the other, which is later, abutting it closely fronting the street. Both form a single listed building. The range to the street is now red colour washed, though the brickwork beneath reveals its early nineteenth century origin. This part of the building is important in the streetscape, with its striking handsome painted sign. The older, back range can be seen from the lane and attracts the viewer into the ‘pub courtyard with its white painted walls and gabled dormers. The combination of these two halves of the building, their positioning and complimentary make this one of the most important buildings in the conservation area. The later industrial building to the north makes surprisingly little impact helped by the recessive colour of its boarding.

A recently completed small residential development west of the King’s Head encloses the green and visually helps to provide a strong link with the green north of the river in front of Mill Cottages. The scale, details and material finishes of the new houses is generally sympathetic to the character of the area and the low-lying boundary fence and verges without kerbs provide continuity with the appearance of other green areas nearby north of the river.
East View and Fairlight form a pair of buildings to the west of Hart Lane. The first are late nineteenth century semi-detached villas of very simple design with segmental arched window heads. Fairlight dates from the early years of that century and has gable stacks and small casement windows under a low-pitched pantile roof. Note the good railings to East View.

North of Fairlight there are several relatively recent houses of indifferent quality, one with a large shaped gable prominent upon its face. These are set back from the road line behind a walled front garden and small green and car parking space respectively. Opposite these is Folly House, an attractive late nineteenth century villa with abundant front garden and decorative barge-boarded porch.

New Road
Bridge Foot and Bridgefoot Cottage are listed dwellings standing four square but set back behind the line of their neighbours from the northern abutment of the bridge. The steeply pitched red pantile roof and brick and flint walls make them an attractive part of the scene and their offset stack is important to the skyline. The cottages also have crowstepped gables which confirms their antiquity to the observer.

Yare House is a modern house of considerable volume set back from the road behind a screen of trees and shrubs. It is closely abutted by its neighbours and so does not break the fine of enclosure unduly.

Nos. 41 and 43 New Road, the Old Post Office, are a single listed building which makes an attractive contribution to the village scene north of the bridge. With its steeply pitched roof, small wedge dormers and massive stacks the older portion of this white rendered pair and its taller, later addition are an important part of the street composition when seen from the bridge and green. Moving northwards along Warman’s Close there is a small development 21st century houses. Clearly recent additions to the village the dwellings are generally traditional in their design and well-proportioned although they are not visible in key views of the conservation area from New Road.

Hall Farm Place is a development of houses involving the repair and conversion of some of the remaining outbuildings to the demolished Old Hall together with several new houses and includes the listed and scheduled Bawburgh Monuments. The conversion of outbuildings works well and is sympathetic but the new houses less so. The use of more traditional clay roof tiles on the new houses would have greatly improved the scheme.
Spaces between the gardens and buildings has been very well designed with screen walls and hedges as described earlier.

**Stock's Hill**
Buildings of note here are The Brambles, a typical early 20th century bungalow of attractive proportions at the east side of the road, although it is largely hidden in street views by mature vegetation. Further up there is new development at The Warren of single storey dwellings designed to look like traditional outbuildings, using flint, brick, weather-boarding and clay pantile finishes. These buildings are of a good quality making a positive contribution to the conservation area although much of the development is not visible in key views from the road due to the layout and mature vegetation at the west boundary of Stocks Hill.

**Traditional Materials and Architectural Details**

The buildings of Bawburgh are built predominantly of brick with some flint, most having clay pantile roofs. The majority are modest sized dwellings, generally with traditional casement style windows. Distinctly separate buildings are the former mill, the school, The Monuments and the church. The Monuments and the church are built respectively of imported ashlar and local flint. Detailing on The Monuments has come from stone being re-used following the demolition of some ecclesiastical buildings. The Hermits House Monument closest to the road has an impressive roof arrangement with four ashlar gable ends. The stepped gable ends and round tower with conical roof on the church are a distinctive features.

Most roofs in the village have clay pantile finishes either red or black glazed. Plain tiles are favoured on the church, for the decorative tiling at the nearby Church Farm and at the Slipper Chapel. No thatched roofs survive in the conservation area though it is very likely that several of the older listed buildings were once thatched.

Walls are predominantly of red brick, usually in Flemish or English bond. Combinations of red brick and flint occur at Church Cottage, Rose Cottage, Bridge Foot and Bridgefoot Cottage and at Blacksmith’s Cottage next to the King’s Head pub where ashlar also is incorporated. Rendered and painted walls, not always implying underlying timber construction, occur most notably at Child’s Terrace and at Stock’s Cottage and Smugglers Cottage. At Flint Cottage and Gable End, colourwash has been applied to the original flint and brick structure. The bridge abutments are coped with York stone slabs. There are several examples of brick “tumbling” on gable end walls.

The former Cock Inn which fronts the road in Harts Lane, with its more formal arrangement of windows and blocked-in doorway with broken triangular pediment above, provide architectural interest to the street scene. The new boundary wall to the recent residential development west of the King’s Head has been sympathetically designed with brick piers and dentil course below a half-round coping. On the opposite side of the road the large Dutch gable at Beckhall House provides architectural interest to the street scene both in its design and use of flints with brick dressings.
Ground Surfacing

The ground surfaces of the village are not well provided with any variety of materials. The streets and lanes are predominately by tarmac. Gravelled surfaces are rare and confined to the area around the green at Mill Cottages, the King’s Head car park and entrance to the Mill.

Street Furniture, Walls & Railings

Street furniture of note includes the village sign, an attractive timber design of St Walstan; the telephone kiosk near the Bridge which is a modern replacement of the former K6 and the mill stone on the green, which provides a pleasant focal point.

Several of the greens are protected by short concrete posts with horizontal metal tubes or railing, the appearance of which could be improved with the use of timber posts, which have been retained along the river green in New Road. Traditional metal railings are used to good effect at the former Chapel, at the Mill and at East View. Masonry walls also define boundaries and can be seen at Hall Farm Place, the tall wall along the west boundary being acknowledged as a listed building.

Natural Character and Open Spaces

The river meadows are a key feature in the conservation area. The north verge of the water meadows is in line with mature trees either side of the bridge. The line of trees continues south of the bridge at the west side of the road and then moves westward along the water meadow boundary, providing a natural backdrop to the properties in Church Street. A line of mature trees at the north boundary of the road hides the St Peter’s Church site from view on the approach.

There is a good line of mature hedgerow running south from the bridge and then eastward along Hockering Lane. Mature hedgerows at the west end of Church Street at front gardens also form an important part of the character of the street scene and define the boundary of the churchyard. There are Beech and Yew trees in the churchyard which form an important part of the church setting.

The Green immediately west of the King’s Head is fenced off by a low fence and fronts a relatively recent development of houses. The scale, detailing and materials in this development are generally sympathetic to the character of the immediate area and together with Mill Terrace on the other on the south side of the road enclose the land north of the river creating more of a centre to the village.
Highways
The junction with New Road, Harts Lane and the bridge made visibility difficult.

In conjunction with the Highway Authority, there may be scope to improve this visually by reducing the extent of the tarmac, possibly by building out the verges on the south side.

Unsympathetic features
At the top of the street below Church Farm stands Church Cottage, a grade II listed seventeenth century building with steeply pitched roof. A row of modern garages and car parking spaces form the setting of this listed building, with consequent depressing incongruity.

Ground surfacing and garage frontages could be much improved here.

Low boundary brick and decorative concrete block wall at Church Street west of Gable end detracts from traditional character of the street scene. There are also a number of areas in front of buildings in church with concrete kerbs or surface finishes.

Any opportunity in the future to provide a more sympathetic boundary treatments would enhance the character and appearance of the street scene.

Upgrading Windows and Doors
Upgrading Windows and Doors
In some cases, windows have been replaced using less traditional materials. More modern styles of window design have also been installed in traditional buildings, some at more prominent locations.

If frames need to be replaced they should ideally be replaced with the original materials. However, if different materials are chosen then the window style should remain the same. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past.
## Appendix 1 (i)

### Listed Buildings in Bawburgh Conservation Area

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<thead>
<tr>
<th>Location</th>
<th>Buildings</th>
<th>Grade</th>
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<tbody>
<tr>
<td>Church Street</td>
<td>Church of St. Mary &amp; St. Walstan</td>
<td>I</td>
</tr>
<tr>
<td></td>
<td>Church Farmhouse</td>
<td>II*</td>
</tr>
<tr>
<td></td>
<td>Church Cottage</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Flint Cottage</td>
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<tr>
<td></td>
<td>Chapel View</td>
<td></td>
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<tr>
<td></td>
<td>2 Child’s Terrace</td>
<td></td>
</tr>
<tr>
<td>Hall Farm Place</td>
<td>Hermit’s House</td>
<td>II*</td>
</tr>
<tr>
<td></td>
<td>Slipper Chapel</td>
<td>II*</td>
</tr>
<tr>
<td></td>
<td>No.4</td>
<td></td>
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<tr>
<td></td>
<td>West boundary wall to No’s.1 &amp; 2</td>
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<tr>
<td>Harts Lane</td>
<td>Blacksmith’s Cottage</td>
<td></td>
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<tr>
<td></td>
<td>Kings Head Public House &amp; adjoining house</td>
<td></td>
</tr>
<tr>
<td>New Road</td>
<td>Bridge Foot and</td>
<td></td>
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<tr>
<td></td>
<td>Bridge Foot Cottage</td>
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<td></td>
<td>41 &amp; 43 (Old Post Office)</td>
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<tr>
<td>Stocks Hill</td>
<td>Stocks Hill Cottage</td>
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<tr>
<td></td>
<td>Smugglers Cottage</td>
<td></td>
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<tr>
<td>Scheduled Ancient Monuments</td>
<td>Hermits House</td>
<td></td>
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<tr>
<td></td>
<td>Slipper Chapel</td>
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<td>Bawburgh Bridge</td>
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Appendix 1 (ii)

Unlisted Buildings in Bawburgh Conservation Area which are of townscape significance

Farm Buildings at Church Farm
St. Walstan’s Well

Church Street
North View
Midway and adjoining cottage
Cottages west of Chapel
Former Wesleyan Chapel
Magnolia Cottage
Forge Cottage
Hillside and north boundary wall
Child’s Terrace
Cottage east of Chapel View
Meadow View
Village sign

Bawburgh School and School House

Harts Lane
Folly House
Fairlight and East View
Mill Cottages
Former Mill
Former Cock Inn
Rose Cottage and Fair View
Yare House and adjoining Cottage

Former farm buildings, Hall Farm Place.

Wall north of 2 Hall Farm Place, and other surviving 19th century walls.
Appendix 2
Policy

Policy background

In recent years, the approach to conservation area designation has changed considerably. It is now recognised that development plan policies, development control decisions, and proposals for the preservation or enhancement and the management of conservation areas, can best be achieved when there is a sound understanding of the special interest of the conservation area.

This position is reinforced as follows:

The Planning (Listed Buildings and Conservation Areas) Act 1990 in section 66(1) makes it a duty of local authorities when considering applications to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Under section 72 of the same Act, it is a duty with respect to any buildings or land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012

Paragraphs 126 to 141 cover “Conserving and enhancing the historic environment”.

Joint Core Strategy- Policy 2 : Promoting Good design

South Norfolk Local Plan
The South Norfolk Local Plan Development Management Policies Document was adopted in 2015 and policy 4.10 covers Heritage Assets. Public Consultation
Public Consultation

An informal ‘walkabout’ of the area was organised with local residents and councillors on 7 December 2016. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1st July 2017 to 14th August 2017 (having been extended by two weeks.)

This included:
- A public exhibition held in village hall on the evening of Tuesday 1 August from 4pm to 6pm, with an officer in attendance to answer any queries.
- Advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council’s website and at the reception desk.
- Emailing Ward Councillors, County Councillors, the Parish Council, Norfolk County Council Historic Environment Service and Historic England.
- A presentation made to the Parish Council on 20th July.
- Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being included in the conservation area.

As a result of the consultation some additional historical information was included in the appraisal and some minor changes and corrections were made to the text. The boundary line however remains as proposed in the draft.
Dickleburgh
Conservation Area Character Appraisal and Management Guidelines

December 2017

South Norfolk Council
Working with you, working for you
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Introduction

The historic settlement of Dickleburgh grew along what was the Pye Roman Road and later became the Norwich to Ipswich turnpike. This accounts for the straightness of Ipswich Road and The Street, and the prevailing historic linear settlement pattern (Norwich Road slightly deviated to the west of the Roman Road line). Since the construction of the bypass in the 1990s the overall character of the village has changed with significant expansion to the east, and this is where the school and the village hall are now located.

The most imposing building in the village remains the medieval church and it stands out as a striking landmark. Apart from The Gables and the former Baptist Church, it is the historic grouping of relatively humble cottages and smaller houses along The Street and Norwich Road that mainly forms the character of the area. The tight clustering of properties along The Street to the South of the church are also of interest because of their unusual window arrangements, an indication of former commercial uses.

Under the terms of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a conservation area. The 1990 Act also requires local authorities to prepare management guidance and proposals for conservation areas. Dickleburgh conservation area was originally designated in November 1975. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework, Planning Practice Guidance and the Neighbourhood Plan (under preparation at time of appraisal adoption).

Key Characteristics

- Historic linear village established along the former Pye Roman Road and Norwich to Ipswich turnpike.
- Important medieval church - a landmark for the village
- Tight concentration of historic buildings along Norwich Road and The Street, many of the latter showing signs of former commercial activity.
- Modern expansion and development to east
- Visual connections through graveyard to open countryside.
The village was first established along what was the main Roman Road from Camulodunum (Colchester) to Venta Icenorum (Caistor, just south of Norwich) and consequently there have been a number of Roman finds. The word ‘Burgh’ is an Anglo-Saxon word for a fortified settlement, so ‘Dickleburgh’ could mean ‘the burgh of Dice’, suggesting that the settlement may have been fortified during the Saxon period.

In the Domesday survey of 1086 there were two villages listed within the parish: ‘Diccleburgh’ and ‘Semere’. Land in both villages was given to the Abbey of Bury St. Edmunds to provide a manorial holding supporting two churches in each village. There was also the capital manor of Dickleburgh, which belonged to the Dukes of Norfolk from the thirteenth to the sixteenth century, and three further small manors in Semere.

In 1483 land to the west of the church was put in trust for the village and has remained Town Land to this day. This remains an important open space and area of natural character, maintaining a visual connection between the church and churchyard, the centre of the village and open countryside to the west. In the C16 a guildhall, or town house, was built on this land, and later the former village school, as well as the more modern scout hut.

In 1810 Henry Kett left £500 for a Lancasterian School for the poor with the school room, which survives behind the church, costing £100 in 1815. The Lancasterian system had a reputation for being very strict with harsh discipline even at a time when the majority of schools had tough discipline by modern standards. C19 non-conformity was represented in the village by the Baptist Chapel on Burston Road, dating from the mid C19, and a Primitive Methodist Chapel, which is known to have existed in 1864.

During the C19 agriculture would still have been the main source of employment in the parish although the Whites directory of 1845 lists various other occupations included a poulterer, saddler, bricklayer, glove & watchmaker, wheelwright, blacksmith, tailor, joiner, schoolmaster, corn miller and seed merchant, several boot and shoe makers, bakers, butchers and several
farmers. Coaches and carriers also passed through the village daily going from Norwich to Ipswich & London. Many trades would have likely been found in the buildings along The Street.

For many years the flour mill on Rectory Road was also a significant employer in the village and the mill buildings dominated the corner of The Street and Rectory Road. It was one of the first mills in Norfolk to have a beam engine installed. The Mill finally closed in 1988 with the mill buildings demolished and replaced with modern housing in a traditional style. The addition of the small village green is an attractive enhancement and has created a focal point for the village, complementing the setting of the church.

During the mid to late C20 increasing traffic along the A140 began to have a detrimental impact on the character of the village, also leading to the demolition of historic properties with new development being set further back from the road. The construction of the bypass allowed the village to regain a more tranquil rural character. Although the settlement has since grown in size physically, the population remains around 1000.

Character Assessment
(also see Streetscape and Natural Character Map, Appendix 5 and 6, page 21 and 22)

Dickleburgh and its setting

Dickleburgh is situated on a slight plateau between the valleys of the Waveney and the Tas on the A140 road from Norwich to Ipswich, some five kilometres north of the crossing of the Waveney at Scole. Although there has been significant housing development to the east, the historic part of the village, and the church in particular, are still connected to the surrounding open countryside with open views to the west.

To the south there is a strong linear approach to the village along Ipswich Road, and it is also important to note the historic detachment and separation from the village of the C18 Dickleburgh House, now known as the Manor House, Manor Barns and the C17 Manor Farmhouse. There are also good views along Burston Road and Harvey Lane with hedgerows and trees maintaining a more rural character.

To the north there is the historic landscape of Dickleburgh Moor, a historic glacial reservoir, now a flat marshy plateau of nature conservation interest. There is some dispersed settlement along Norwich Road to the west of the Moor, but this remains separated from the village and is referred to as ‘Dickleburgh Moor.’ Views towards this area are more limited from the conservation area, except to the side of the Gables on Rectory Road.

Dickleburgh also sits within the wider Scole-Dickleburgh field system, characterised by a regular system of field boundaries and roads running north of the Rivery Waveney. Noth-South tracks probably developed due to seasonal movement of cattle and sheep from the summer grazing in the river valley to the drier grazing in the plateau in winter.

Conservation Area Boundary

The original boundary designated in 1975 is now out of date due to the significant new development taking place on the East side of the village, some of which has been within the existing conservation area boundary. Development has generally been sympathetic to the character of the village in terms of the size and scale of housing and the use of locally distinctive materials, however it is proposed to reduce the size of the conservation area so that it is more focused on the historic part of the village to the west.
Street Patterns and historic grain

The historic grain generally follows a linear development pattern along the main north-south thoroughfare with a handful of historic properties along Rectory Road, Burston Road and Harvey Lane with some interspersed modern development. Along The Street there is a strong contrast between the more spacious churchyard setting of the church and village green at the centre of the village and tight back of the pavement development to the north and south. Where there are gaps in the south section of The Street these provide access to rear yards and outbuildings, some of which have now been converted to residential use. There are important views looking west across the churchyard, particularly from the village green and Rectory Road junction, towards the rural landscape beyond. Consequently, there are views from the open countryside back towards the church tower.

The grain of development slightly 'loosens up' further from the centre to the north along Norwich Road with a more varied building line and looser arrangement of buildings. There is also a more spacious grain with more modern development along Burston Road and Harvey Lane which allows landscaping to dominate, which in turn makes these lanes feel more like rural lanes in character.

Perambulation

All Saints church is the most significant building in the settlement, and is the principal landmark, with the new green becoming a village focal point. The majority of dwellings can be described as modest cottages, and use materials which are typical for this part of South Norfolk. They have a relatively simple vernacular character and appearance, being rendered timber framed cottages or early C19 red brick cottages. Group value is important as the houses are viewed together in the streetscene.

It is noticeable that there is an absence of larger C18 and C19 houses and landscaped grounds, which would have normally been associated with the local gentry, the only exception being The Gables on Rectory Road. The principal Georgian house, Dickleburgh House, is physically detached from the village to the south and is outside the conservation area, and the former Rectory (now demolished) was some distance outside the village along Rectory Road.

Rectory Road

Along Rectory Road The Gables is the house in the village with most architectural pretension, and is a good example of mid C19 gothic. It is perhaps easy to mistake the house for a rectory, but the rectory was in fact some distance further along the road and is now demolished (it is now developed with the close called Merlewood.) The Gables is also unusual in the village being constructed in a white gault brick with elaborate gothic decoration, with mullion and transomed windows and steep slate roof. The neighbouring house to the west has the same white brick street front, but simpler side windows, side rendering and orange/red pantiles, a tell-tale sign that the datestone of 1876 relates to a remodelling and addition of the street façade rather than the original date of the building which is earlier.
Moving west towards the village centre there is an unusual C19 rendered terrace with the roof hidden by a parapet, historic C19 photos however show that this terrace was originally brick faced and the render was a later addition. The following houses are also rendered, but with black pantiled roof, and wide 9 light casement windows, and are a little earlier in date. The pair of cottages are listed, but the west end cottage is a more modern extension. The railings to the front are of note, but are not original, as the historic photo shows a timber fence to the front of the cottages. This is an attractive grouping of rendered cottages – and care needs to be taken to maintain some consistency with the palette of colours.

The following building with its parking forecourt, which used to be the surgery, sits rather incongruously in the streetscene, being small in scale and set back from the road. This building is followed by an attractive traditional low flint boundary wall before reaching the rendered side elevation of the shop. The former Mill works were on the south side of the Road and have been replaced with late C20 traditional style housing, which fits well into the streetscene.

Norwich Road
Moving to the north end of the village, Norwich Road has a more varied mix of red brick and rendered properties with less consistency in the building line. On the east side the Brickmakers and Ivy Cottage have attractive rich red brickwork and a low front garden wall, followed by a group of modern brick detached houses incongruously set back from the road with parking forecourts and a layby. The simple rendered West View and Shape Cottage, a prominent end on gable with steep pitch indicating a former thatch roof and more interesting interior which is C17 or earlier. Historic photos show that the gable end once had a very attractive Georgian multi paned bay window. The Thatched Cottages which follow are a vernacular grouping in the village. At the junction the village shop is set back from the road and is an opportunity to enhance this area as a forecourt and public space.

On the west side Mount Pleasant is a simple symmetrical early C19 detached house set back from the road with Georgian sashes and decorative C19 bargeboards. This is followed by a new house which has successfully used traditional form and materials to blend harmoniously into the streetscene, before reaching the attractively proportioned and double fronted early C19 Rose Cottage, with its low pitch slate roof, plastered lintels and
Georgian sash windows. The following Red House has its building line directly onto the back of the pavement and is later C19 with a good brick carriage arch, but rather more utilitarian soldier courses to the windows, and replacement uPVC windows. At this point note the attractive flint wall and a C19 milestone marking 17 miles to Norwich and 17 Miles to Ipswich. Then Milestone Cottage, a rendered listed early C19 semi with sash windows, black pantiled roof, and raised and fielded 6 panel doors.

To the north of the church is the mock timber framing of Kings House, which is the former Kings Head Inn. Although the exterior timber framing is a sham, internally the house is actually timber framed and dates from the C17. From historic photos the mock timber framing could have been applied as late as the early C20. The stack is an original C17 element with four octagonal shafts, and this is quite a feature in views around this part of the conservation area.

**The Street**
The Grade I church of All Saints is architecturally and historically by far the most outstanding building in the village. Like many Norfolk churches, most of the church dates from C15 rebuilding works, but the tower is earlier C14. The C15 church porch is a striking feature of note with its fine flushwork. Internally, the most significant feature is the survival of the carved dado of the former C15 Rood Screen, which has various medieval depictions of figures and animals, including a monk playing pipes and a dog catching a rabbit.

The churchyard is a key space in the village and there are important views west through the landscaped graveyard and towards open countryside and tree beyond. Behind the church to the south west and just glimpsed from The Street is the hidden gem of the grade II listed former school house, earlier than most schools having been built in 1812 and extended in 1842. It has ornate c19 bargeboards – one added on each date. The path to the south is also bordered by an attractive high flint wall and there are Victorian cast iron gate posts and railings of note.

The Street passes by the war memorial to the west with the low red brick wall providing an important boundary (the wall formerly had railings). The more modern traditionally styled housing with the green compliment the setting to the east. The group of new houses around the green provide an attractive element of townscape together with the village green. The first historic building on the east side is no1 The Street. Unfortunately, it does have more modern windows and door.
Both sides of The Street are then characterised by simple rendered cottages set to the back of the pavement and with timber casement windows. Of most note is the pleasing subtle mix of render colours, different coloured windows, red and black pantiles, and simple red brick chimney stacks. There is also evidence along The Street of the former commercial activity in the different window arrangement at ground floor level. Many of the houses now have names relating to the former trades. The pub has an interesting splayed corner to make it easier for horses to pass through to the yard at the rear. The old butchers shop retains its shuttered shopfront sash windows with pargetting animals below. Pavement House further along the street stands out as an attractive c1800 house slightly set back from the building line with unusually wide 5x10 pane sash windows at ground floor – perhaps also an indication that these were used in some capacity for trading or as a ‘shop window’? On the West side the larger windows belong to the former Forge, and commercial outbuildings in the yard to the rear have been sensitively converted.

**Burston Road**

Turning into Burston Road, on both corners properties are rendered with modern casements. These are earlier C17 properties and on careful inspection you can identify elements of earlier timber framing in the elevation of the cottage on the south corner. The cottage was a former home for waifs and strays. To the right is a small Victorian corrugated metal reading room – very likely to have been manufactured locally by Boulton and Paul of Norwich. On the left is an attractive early to mid C19 house with sash windows, a tall stack, and bargeboards.
The lane is then mainly characterised by modern development, which is set back from the road behind attractive landscape frontages, and this helps to create a very ‘leafy’ rural character to this part of the village, in strong contrast to the tight frontage along The Street previously described. On the north side of the lane there are good glimpsed views across the allotments towards the church tower.

A little further along the lane and hidden in street views is the finely proportioned and architecturally balanced early C19 congregational chapel, designed in the classical manner. In the distance it is possible to glimpse an early C19 farmhouse outside the village – now severed from it by the bypass.

**Ipswich Road**
Apart from the corner of Burston Road and Harvey Lane, Ipswich Road provides a spacious entrance point to the village with modern housing set back to either side and the former garage/coach depot on the west side. The orange pantile roof of East Bank and Yew Tree cottage is of prominence in views. There is an opportunity to enhance the approach and entrance to the village from the south, tightening the road to reduce vehicle speeds and to create more of a ‘village gateway.’

**Harvey Lane**
Moving to the east, Harvey Lane initially has some red brick c1800 cottages, followed by modern development on the north side, and then beyond the access to the cul de-sac, the listed Oak Cottage. At the rear the cul-de-sac has been developed with traditionally influenced modern houses with a traditional palette of materials. On the south side Harvey Lodge and Ivy Cottage are hidden in views from the lane, although the latter’s coach house is in a prominent position directly abutting the road. Trees and the hedgerows on the south side help to define the more rural character of the lane. The oak has a particularly imposing presence in views.
Traditional Materials & Architectural Details

Buildings within the village are mainly either rendered or red brick - the white brick of The Gables and the front of the neighbouring building on Rectory Road are more of an exception. There is scope to have some variety in the colour for the rendered properties, but it is suggested these stay muted pastels rather than more striking colours, as they are very much read as part of a wider group. Roofs are mostly red/orange pantiles or black glazed pantiles, with some slate on the lower pitched C19 roofs. Although thatch may have been historically quite common, especially where there were steeper pitched roofs, it now only remains on Thatched Cottages.

The older domestic properties in the village tend to be rendered and have casement windows, with later red brick properties having more ‘ordered’ street frontages and Georgian multi paned sash windows. Some of the brick properties may hide earlier interiors. Sash windows within brick fronted properties are painted cream/off white. With casement windows in rendered properties there is scope to have different window colours, and these can, if well chosen, provide a pleasing contrast with the colour of the render, as is the case with The Old Butchers Shop on The Street. Where original cast iron casement opening windows survive it is important to repair or replace these on a like for like basis as original period features.

Historically, photos show that drip mouldings were a C19 historic detail above windows along The Street, but now only a handful of properties have this detail.

Plaster/reconstituted stone lintels are also quite a characteristic of the village – imitating stonework. In some cases this might have been applied at a later date rather than being an original feature of cottages, and could be because softer orange/red brick, which could be more easily shaped, was used for lintels, and this spalled quite quickly. Ivy Cottage on Norwich Road is indicative of this alteration – with the side windows having imitation stone plaster lintels whereas the front elevation retains finely gauged brick work. There are some decorative C19 bargeboards – most impressively on The Gables and the Old School rooms, but the majority of bargeboards are quite plain.
Natural Character and open spaces

Of most significant is the churchyard which provides the setting for the church, and within which there are some fine tree specimens, including a large sequoia. The landscaping is likely to date from the late C18/C19. The numerous gravestones are a feature, with many smaller footstones being placed in front of the main stones. This alteration was likely to have been made during the late C18/C19 when churchyards took on a more picturesque appearance and the grass was mowed by lawnmowers.

The fields to the west of the church contribute to its wider setting and create a connection through to the open countryside beyond. On the opposite side of The Street the relatively new village green reinforces the setting of the church and provides a key focal point and space at the centre of the village which it lacked before.

There are open spaces further to the east, but these are not of great significance in terms of landscape. To the south of the conservation area both Burston Road and Harvey Lane have important trees and hedgerows, and the narrowness of both lanes create a more rural character and appearance.

Street Furniture, Walls and railing

The milestone between Red House and Milestone Cottage is a C19 milestone indicating 17 miles to Norwich and 17 miles to Ipswich.

The village signboard is on the green opposite, and shows the church, an indication of how important the church is as the principal building in the village.

The village war memorial has recently been listed as part of the centenary listings of WWI memorials and is situated in a very prominent position within the village directly in front of the east window of the church.
There are some good simple, rural flint walls in the village, identified on the Streetscape map. The flint wall and railings to the south of the churchyard are of note. The red brick wall to the front of The Gables provides an attractive contrast to the white gault brick of the house.

Street surfaces are generally modern tarmac and pavement, although more rural gravel drives would be preferred along Burston Road and Harvey Lane. If the opportunity arises it might be beneficial to have a ‘softer’ lighter treatment for the road surface.

Conservation Management Guidelines

Highways
The Street has much improved since the bypass removed much of the traffic. However, because the street is relatively straight and wide in places, particularly the approach from the south along Ipswich Road, vehicles can achieve some speed during the day. Parked cars provide a form of ‘traffic calming’ during the evenings.

A gravel or ‘rolled in’ type surface could further enhance the character of the street and help to define the historic core and improve the setting of the setting of adjacent listed buildings. Pinch point treatments could be considered at either end of the Street/Norwich Road to mark the entrance to the village and create more of a ‘gateway’. 20mph could be considered?

Wires
Telephone wires - there are some areas, for instance to the south of the village, where views are harmed by the proliferation of telephone wires.

Investigate moving wires underground – especially at south end of The Street.
Shop advertisements

The village shop is a key part of the village and it is important to have advertising, but too many adverts and A boards can look cluttered and harm the appearance of the village. It is however appreciated that they may also serve a purpose of stopping cars parking on the pavement.

Consider rationalising the number of A board and other paraphernalia and a more sympathetic way of demarking the area – such as timber bollards and/or cycle stands.

Upgrading Windows and Doors

In some cases windows and doors have been replaced with different materials and/or different styles.

If door or window frames need to be replaced they should ideally be replaced with the original materials. However, if different materials are chosen then the window style should still remain the same. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past.

Painting/colour washing buildings

There are a number of painted rendered properties in the village and the character and setting of these buildings is much improved when they are viewed as a group. Presently the colours work well together to give a sense of visual harmony in the village.

Careful consideration needs to be given to painting buildings to ensure the visual harmony of rendered cottages in the village is retained.
Appendix 1 (i)

Listed Buildings in Dickleburgh Conservation Area

Norwich Road (west side)  Mount Pleasant, Rose Cottage, Milestone Cottage (pair of cottages), King’s House (Former Inn)

Norwich Road (east side)  Ivy Cottage, Thimble Cottage & Shoemakers Cottage, West View, Shape Cottage, 1-4 Thatched Cottages

The Street (west side)  Church of all Saints (Grade I), War Memorial, Alandale House, Foxtrot, Barbridge Cottage, Bramley Cottage, The Forge, Haven House, Myrtle Cottage

The Street (east side)  2 Church View, The Old Bakery
                        The Old Tea Rooms, Old Locksmiths Cottage, The Crown public house, Old Butchers Shop, The Old Harness, Pavement House, Avalon

Ipswich Road (west side)  East Bank & Yew Tree Cottage (entry from Burston Road)

Ipswich Road (east side)  The White House

Rectory Road (north side)  Nos. 13 & 15, Lee Cottage (No. 27), The Gables (29)

Harvey Lane (north side)  1, Oak Cottage

Harvey Lane (south side)  Ivy House
Appendix 1 (ii)

Unlisted Buildings in Dickleburgh Conservation Area which are of townscape significance

Norwich Road (west side)  Red House
Norwich Road (east side)  Chestnut House, Holmeview, Middle Cottage, Scole End Cottage.
The Street (east side)  Friars Corner, Mill House, Britespark, Stoneybroke, 1 Church view
Rectory Road (north side)  11, 17, 19, 21, 23, 25
Harvey Lane (south side)  Coach House to Ivy House
Burston Road (north side)  The Old Reading Rooms
                          Former Baptist Chapel
Burston Road (south side)  Rose Cottage
Appendix 2

Policy

Policy background

In recent years, the approach to conservation area designation has changed considerably. It is now recognised that development plan policies, development control decisions, and proposals for the preservation or enhancement and the management of conservation areas, can best be achieved when there is a sound understanding of the special interest of the conservation area.

This position is reinforced as follows:

The Planning (Listed Buildings and Conservation Areas) Act 1990 in section 66(1) makes it a duty of local authorities when considering applications to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Under section 72 of the same Act, it is a duty with respect to any buildings or land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012

Paragraphs 126 to 141 cover “Conserving and enhancing the historic environment”.

Joint Core Strategy- Policy 2: Promoting Good design

South Norfolk Local Plan
The South Norfolk Local Plan Development Management Policies Document was adopted in 2015 and policy 4.10 covers Heritage Assets.
Public Consultation

An informal ‘walkabout’ of the area was organised with local residents and councillors on 15 November 2016. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1 July 2017 to 14 August 2017 (having been extended by two weeks.)

This included:

- A public exhibition held in church rooms on the evening Thursday 20th July from 5pm to 7pm, with an officer in attendance from 5:15pm to 7pm to answer any queries.
- Advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council’s website and at the reception desk.
- Emailing Ward Councillors, County Councillors, the Parish Council, Norfolk County Council Historic Environment Service and Historic England.
- A presentation made to the Parish Council on 10th July
- Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being taken out of the conservation area.

As a result of the consultation some additional historical information was included in the appraisal and some minor changes and corrections were made to the text. The new boundary line was slightly altered to take out of the conservation area a block of three modern garages.
Appendix 5

Dickleburgh Conservation Area - Streetscape

Note 1 - Any building or structure dating from before 1948 within the curtilage of a listed building is considered listed. These may not be identified on the map.

Key:
- Conservation area boundary
- Listed Buildings (see Note 1 above)
- Unlisted buildings of townscape significance
- Significant walls
- Landmark building
- Focal point
- Key Views

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Hempnall
Conservation Area Character Appraisal and Management Guidelines

December 2017
Introduction

Hempnall has a modest village centre shaped by a range of historic buildings and walls dissected by the three primary roads. The Church of St Margaret’s is the primary building with its impact enhanced by its elevated position.

Under the Planning (Listed Buildings & Conservation Areas) Act 1990, the local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance and to designate them as conservation Areas. The 1990 Act also requires local authorities to prepare policy statements for Conservation Areas.

Hempnall Conservation Area was designated in October 1994, and an appraisal was prepared in the late 1990s. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

Key Characteristics

- Buildings and walls set close to the footpath which define the streets
- Farm and commercial buildings integrated into the streetscape
- Key open spaces and trees
- Major contribution of St Margaret’s Church as a landmark
- Infilling with a number of modern dwellings, which tend to be set back from the road
Historical Development (also see historic map in Appendix 4 page 18)

There was almost certainly a settlement here in pre-Roman times, with Roman remains discovered in 1854. With the parish close to the Roman Road, Pye Street (A140) and only 5 miles from Caistor St Edmund (Venta Icenorum) such finds would be expected. The Domesday Book suggests Hempnall was a large “vill” with one major manor held by Ralph Baynard and a small holding held by Roger Bigot. The Manor included two churches and two mills, the second church may have been to the west of Hempnall Green. Edward I granted an annual fair on St Margaret’s Day and Richard III granted a Friday market, and an additional fair, on St Andrew’s Day. The latter confirm the presence of St Andrew’s Chapel founded in 1066, and gives backing to the street names of Fairstead Lane and Old Market Way. The parish passed to Earl of Sussex and thence to Sir Richard Henenhale, a prominent family who held the title until the 17th century.

The parish flourished until the 17th century by which time the river was no longer navigable. The fortunes of such communities tended to fluctuate with those of the agricultural industry which still dominates much of South Norfolk. This is reflected in the population figures which rose by 30-50% between 1801 - 1851 but fell by 33% from 1851 - 1951.

Although the parish was subjected to the pressures of the Enclosure System in the 18th and 19th centuries, it remained comparatively unaltered. Hempnall village retained its “mother” status but the outlying hamlets within the parish, around Silver Green, Lundy Green and Hempnall Green survive. However, the evidence of “lordship rule” is largely absent. The original manor has disappeared, and while some remains survive of Boyland Hall, the Elizabethan Manor House was demolished some time ago. Hempnall has no large country houses unlike many of its neighbours.

In the 19th century, the village boasted a high degree of independence as witnessed by the number of trades and cottage industries. Methodism and Non-Conformity were popular although it was almost 100 years after the visit of the Reverend John Wesley, before the chapel was built in Mill Lane in 1851. A corn mill was constructed in 1892 and its tower survives as part of a complex for the care of the elderly.

The population of the village has risen dramatically since 1961 from 768 to 1310 in 2001 although it fell to 1292 in 2011. Hempnall is a popular place to live, retaining a number of local industries and businesses but many of the residents now rely on Norwich for their livelihood.
Hempnall and its Setting

Hempnall is the largest of a series of small hamlets and villages located in a farming landscape approximately 9 miles to the south of Norwich, and about 2 miles east of the A140. The regular field system aligned on Pye Street is a notable feature in the landscape. It is located on a tributary of the river Tas where several roads join. There is also a system of footpaths which give access to the surrounding hamlets and villages. The presence of isolated settlements associated with commons is very characteristic of this part of Norfolk.

The core of the settlement appears to be the junction of Mill Road, Bungay Road and The Street with an open space at the meeting point, the stream crossing and the church. There are suggestions that this may have been the market site and possibly the site of a mill. The roads, especially The Street, appear characterised by scattered late medieval and post medieval farms, with infilling occurring through the 19th and 20th centuries to produce a linear settlement.

The village has developed a more nucleated settlement form mainly as a result of post-war estate development to the east of Broaden Lane and east of Field Lane. The village has also experienced significant infill development. Elsewhere in the parish, development has occurred in the form of isolated clusters of housing along Field Lane (south of the village), Lundy Green, Road Green, Silver Green and isolated ribbon development at Hempnall Green. The remainder of the parish displays a dispersed settlement pattern comprising individual dwellings and farmsteads.

The impact of the village from the north and west is subdued by the undulating landscape, the meandering roads and the presence of trees and hedges. From the south, the village is seen nesting in the water meadows, with roofs of the taller buildings breaking through the greenery. From the west, the approach is more open and level and the tower of St Margaret’s Church is a prominent feature in the landscape. The village retains some local services and businesses within the centre, with a flourishing school and village hall, although two of the surviving public houses have been converted to dwellings.

Conservation Area Boundary

The parish of Hempnall contains 58 listed buildings of which 22 are currently within the Conservation Area (see Appendix 2).

The current Conservation Area boundary is irregular in form. It contains the Street in its entirety, part of Mill Road and Bungay Road to the south and east. It also encloses part of the water meadows to the south of The Street and the playing field to the north, together with a section of Fairstead Lane and Broaden Lane which lie to the east of the village.

Busseys Loke
It is suggested that the boundary be reviewed by adding part of the farm buildings on Bussey’s Loke and the field and extension to the churchyard opposite.

**Street Patterns and Historic Grain**

The historic core of the village focuses on The Street and is characterised by one plot depth development which is particularly noticeable on the south side with the water meadows behind. On the north side the line is broken by the playing field and Bussey’s Loke. The Street has good tree and hedge planting, especially along the road frontage which contributes to the rural character of the area. There are also subtle curves to the road which gently slopes from west to east thus creating interesting views and vistas, the eastern-most one eventually being terminated by St Margaret’s Church. To the west The Street divides into Fairstead Lane, and Broaden Lane with the War Memorial marking the junction.

To the south, the buildings more tightly define Mill Road until it eases to the left at the approach to the main junction. Further east the character varies with earlier buildings close to the road while later ones lose the definition of the street by being set back.

The special character of the Conservation Area is derived from the setting of a variety of historic buildings in an attractive and varied street pattern set in a river valley landscape. Glimpses of the wider landscape can be seen through the gaps between buildings and beyond the major open spaces within the village. This contact with landscape coupled with the many mature trees and strong hedge lines, contributes to the character and appearance of the area.

In addition, there are numerous attractive screen walls, particularly around the churchyard and parsonage, which all add considerably to the townscape quality. The locations of buildings in relation to The Street is extremely varied and generates an interesting matrix of irregular and varied spaces.

The whole area is also criss-crossed by a network of footpaths and lanes which provide a degree of pedestrian “permeability” through the village and more modern pedestrian paths have been added to connect the new housing developments to the north of Broaden Lane and to the south of Field Lane.

**Perambulation**

**Fairstead Lane**

The 17th century Krons Manor marks the entrance to the area at the western end which is an attractive route lined with hedges and trees and the brick boundary wall to the house. The converted barns add a touch of “order” and leads the view to the Parish War memorial at the junction. The cottage to the east, Lower Croft beyond and the later houses across the road, contribute to the setting of the Memorial and the trees and hedges softens the effect. The impressive Thatched House and garage on the south side make a positive contribution.
The Street
The route down the Street is dominated by mature trees on the south side which serve modern houses set further back. The fine brick wall and the former single storey barber’s shop are of significant townscape value. Beyond the modern dwellings which line both sides of the road is The Hollies and various outbuildings which lie hard against the back of the path. The distinct gable end, prominent chimneys and dark tiled roof with the trees behind make a special contribution to the street. The boundary railings and hedge lead to the Ivy House, which is painted with impressive boundary walls along the side of the path to the meadows. The water meadows run behind The Street on the south side and its trees provide a welcome backdrop. It is accessible to the public with some areas owned by the parish and while in secure hands it was felt important to retain it within the conservation area.

Following on the right hand side of the street is an attractive collection of historic buildings which strengthen the traditional values of the conservation area with a variety of materials, shapes and layout. Pevesney House with its steep tiled roof, is set back, flanked to the front by single storey buildings which create a nice forecourt. The Limes continues the hard line to the path while the thatched Lime Tree Cottage beyond resumes the back line.

The new entrance to the school opposite still looks “raw” and could be improved by additional tree planting to soften its impact while at the same time framing the longer view over the meadow and playing fields.

The character then opens up with buildings set back from the street until Vine cottage which restores the tighter layout, which continues to the Church. These buildings, although some have been modernised, make a positive contribution to the area, and with boundary walls create a comfortable village atmosphere. This is enhanced by the presence of the Victorian school, which can be glimpsed through a gap in the building line set down in the hollow. Again, the boundary wall and trees continue this character around the corner to Bussey’s Loke.

The Loke is shaped by the attractive Manor farmhouse, its outbuildings and walls, and the farm buildings opposite. It offers views down the hollow on the north side and beyond to the countryside to the east. Looking west the view is framed by Forge Cottage and its outbuildings.

The character of The Street is now tightly defined by the buildings and walls that lead to the church. The buildings vary from the tall hipped roof of Connaught House to modest cottages. The curves of the road enhances the contribution these buildings make and the perception of this part of the area until the west end of the church comes into view. This is partly obscured by the trees on the north side which effectively hide the Parsonage, one of the most significant buildings in the village, from view.
As the corner is negotiated, the full splendour of the church can be enjoyed and its role as part of the central space in the village better appreciated. On the west side the wall of The Smithy leads the eye to the tower, while the prominent gable of The Smithy partly closes the view in the other direction. The rendered Long House comes into view contrasting with the red brick of the former PH. Once the final bend is passed, the view back is impressive. The church tower emerges above the strong gable end of Long House, while The Nelson angles back in deference to the importance of the church. The open forecourt could be improved to enhance this view, perhaps with some tree planting.

Looking south, Bridge Terrace makes a positive contribution as do the buildings beyond on Bungay Road which close the view. The appearance of the garage and forecourt is unfortunate and while the scope for improvement may be limited, discussions should be had to explore any options. Work as been carried out to the area around the village sign but further work at this key junction could be considered.

**Bungay Road**
Thackary House is a key 17th century listed building that is a prominent part of this junction and together with the butcher’s shop and Poplars act as a promontory “pushing” the road round to the north. To the west, the road serves various groups of older cottages that still contribute to the character, albeit with some modern alterations. The farm house, boundary wall and buildings at The Willows are important in retaining the historic character of the area in contrast to the open treatment opposite. The open meadow to the west offers a wide view to the village hall and garage beyond, but could be improved with tree and hedge planting.

The garage makes use of the former village hall with its Arts and Crafts style which is of interest. Towards the ford, the line closes with hedges and walls narrowing the aspect before the road curves around Home Farm and its outbuildings with the attractive Tye Cottage set back opposite.

**Mill Lane**
The outlook from the Poplars has been enhanced by the new brick boundary wall which complements the one to The Chequers opposite. The decorative brick gable end to The Chequers can be enjoyed at close quarters while its original outbuildings lie behind. Trees here are a significant part of the appeal at this end of the lane. The Deals set back is an interesting building retaining much of its original character.
The former Queens Head PH is now a dwelling with two new houses in the grounds which are prominent in the street. Beyond the lane offers a mixture of traditional cottages with later infill houses set in detached gardens. The low walls and hedges help retain the traditional appearance of the street. The conversion of the Methodist Chapel has worked well with Cotteston cottages retaining its historic attraction set behind.

**Traditional Materials and Architectural Details**

A range of traditional building materials and details typical of the South Norfolk area are found in the built fabric of Hempnall.

Roofs are mostly of red or black clay pantiles, but there are notable examples of thatch, slate while plain tiles remain on the old village hall and lead on the Church.

Walls are mostly brick, some colourwashed, with render, covering timber frame or clay lump. The Church is in flint. The number of fine brick and flint walls is a particular feature of the area, with iron railings and gates adding to the interest.

Older sash or casement windows survive on the listed buildings but elsewhere many have been replaced with modern equivalents which lack the same interest and character.

Ground surface materials are generally tarmacadam.

In terms of street furniture the area around the village sign includes a traditional telephone kiosk and road sign but other cabinets and elements have been added in a random way.

The listed war memorial furniture lies on a green at the junction of The Street, Fairstead Lane and Broaden Lane.
Natural Character and Open Spaces

There are a number of open spaces, and trees which make an important contribution to the landscape quality of the Conservation Area, and these are indicated on map Townscape and Natural Character Map.

The important “green” open spaces can be listed as the school playing field to the north of The Street, St Margaret’s Churchyard, the grazing land to the north of the village hall and the triangle of space containing the War Memorial lying to the west. The water meadows play a less obvious role, but the trees are valuable as a backdrop to the buildings on the south side of the street.

The potentially important open space at the junction of The Street with Mill/Bungay Roads is dominated by car dealership garage adjacent to the bridge.

The presence of mature trees, hedges and areas of grass all add greatly to the rural character of the area. There are particularly fine mature trees at the eastern end of The Street and at the start of Fairstead Lane, within the churchyard and the large gardens of the listed farmhouses such as the Parsonage, Manor Farmhouse, the Hollies and Willows. There are also important hedges which form a green barrier to the roads especially at the eastern end of The Street but also along the Bungay Road. Most of the new infill development has been planned to enable most of the existing trees to survive and in many cases additional planting has been carried out. But there is considerable scope for additional planting to replace trees lost over time.

The meadows have a particularly special landscape quality of mature trees and hedgerows following the line of the drainage ditches all in a setting of lush meadow grass. The sewage pumping station has been surrounded by evergreen planting which is at odds with the rest of the area.
Highways
The B1135 passes through the village, which is popular for vehicles on this west to east route across the district. The curves in the road coupled with the position of some buildings on the edge of the footpath, can cause concerns with the safety of pedestrians.

The Street is also busy, the route needs to be travelled with care especially negotiating the bends near the church, and at school times when parked cars and numerous children make the passage more of a challenge to all concerned.

There is coloured tarmac outside the school which helps as a safer crossing, but discussions with highways and the Parish Council may produce some improvements.

Discussions should be held with the Highway's Authority, the Parish Council and owners to see if some sensitive traffic improvements could be promoted. This could include the practicalities of providing a footpath over the stream south of the bus shelter and planting trees at the vehicular access to the school.

Enhancement prospects
There is scope to explore improving the appearance of the forecourts of the two garages and that of the former Lord Nelson Public House.

New boundary treatments, resurfacing or tree planting can make a significant difference. Additional tree planting is almost always welcomed. There may be scope to use the area north of the village hall to add interest to the street scene, and in other places to restore the natural character where significant trees have been lost in the past. The backdrop to the War Memorial and the vehicular entrance to the school could be considered.

There may be scope to review the layout and surface materials of the site of the village sign.
Repair of Buildings
There are a number of high quality historic buildings in the town and it is important that their maintenance and repair is carried out with great care using traditional materials and techniques. Advice can be obtained from various sources, including South Norfolk Council, which would help avoid alterations which, however well-intended, can cause permanent harm to the special character of these buildings.

There are a few buildings that appear to be in need of attention and whose future could be secured with new uses.

Unsympathetic Alterations
A few buildings, have been altered in the past in ways which have adversely affected their special character, and cumulatively, that of the wider area. Examples include replacing traditional windows and doors with ones of an inappropriate design or materials.

Every effort should be taken to retain original historic features, or to reinstate them where possible.

There are pressures to replace historic windows to improve thermal performance and security, but there are ways of upgrading the existing features without replacement or in ways which retain the special interest of the building.

Repair as part of a new use?

Coordinating colours would be a significant improvement.
## Appendix 1 (i)

### Listed Buildings in Hempnall Conservation Area
(All Grade II except as noted)

<table>
<thead>
<tr>
<th>Location</th>
<th>Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairstead Lane</td>
<td>Krons Manor&lt;br&gt;The Thatched House&lt;br&gt;The War Memorial</td>
</tr>
<tr>
<td>The Street (south side)</td>
<td>The Hollies&lt;br&gt;Limetree Cottage&lt;br&gt;Connaught House and Shop&lt;br&gt;Forge Cottage and Smithy&lt;br&gt;Priory Cottage/Smithy Cottage&lt;br&gt;The Nelson Public House&lt;br&gt;Manor Farm Cottages</td>
</tr>
<tr>
<td>The Street (north side)</td>
<td>The Parsonage (formerly Manor Parsonage)&lt;br&gt;The Stables to the Parsonage&lt;br&gt;Manor Farmhouse&lt;br&gt;Manor Farm Cottage&lt;br&gt;St. Margaret's Church (Grade II*)&lt;br&gt;The Long House</td>
</tr>
<tr>
<td>Bungay Road</td>
<td>The Willows&lt;br&gt;Willow House&lt;br&gt;Tye Cottage</td>
</tr>
<tr>
<td>Mill Lane (south side)</td>
<td>Thackary House&lt;br&gt;The Poplars</td>
</tr>
<tr>
<td>Mill Lane (north side)</td>
<td>The Chequers&lt;br&gt;Cotteston Cottages</td>
</tr>
</tbody>
</table>
## Appendix 1 (ii)

### Unlisted Buildings in Hempnall Conservation Area which are of townscape significance

<table>
<thead>
<tr>
<th>Location</th>
<th>Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairstead Lane</td>
<td>Swallow Farm, Krons Barn, The Stables, Cottage east of Stone Cottage</td>
</tr>
<tr>
<td>Broaden Lane</td>
<td>Lower Croft Cottage and outbuildings, Lyndhurst, War Memorial</td>
</tr>
<tr>
<td>The Street</td>
<td>Grove House, Rivendell, Car Port to Grove House, Barbers Shop, and screen walls to west. (Ivy House, Meadow View, Rosewood House, Cottages north of playing field, Cottage east of Pevesney House, Vine Cottage, School Cottage, Smith and outbuildings, Hempnall First School, Building east of Connaught House, Cottage to Delf’s Garage, Conway House, Cottages south of Long House.</td>
</tr>
<tr>
<td>Bungay Road</td>
<td>Bay Cottages, Rose Cottages, Bridge Cottage, Cottages east of Willow House, Corner Cottage, Ford End Cottage, Old village Hall, Beckford House, Beckett Cottage, Home Farm and outbuildings.</td>
</tr>
</tbody>
</table>
Appendix 2
Policy

Policy background

In recent years, the approach to conservation area designation has changed considerably. It is now recognised that development plan policies, development control decisions, and proposals for the preservation or enhancement and the management of conservation areas, can best be achieved when there is a sound understanding of the special interest of the conservation area.

This position is reinforced as follows:

The Planning (Listed Buildings and Conservation Areas ) Act 1990 in section 66(1) makes it a duty of local authorities when considering applications to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Under section 72 of the same Act, it is a duty with respect to any buildings or land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012

Paragraphs 126 to 141 cover “Conserving and enhancing the historic environment”.

Joint Core Strategy- Policy 2 : Promoting Good design

South Norfolk Local Plan
The South Norfolk Local Plan Development Management Policies Document was adopted in 2015 and policy 4.10 covers Heritage Assets. Public Consultation
Public Consultation

An informal ‘walkabout’ of the area was organised with local residents and councillors on 24 November 2016. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1st July 2017 to 14th August 2017 (having been extended by two weeks.)

This included:

• The appraisal was presented to the Parish Council meeting on Tuesday 18 July 2017.
• A public exhibition held at the Mill Centre on Friday 11 August 2017, with an officer in attendance to answer any queries.
• Advert in village notice board and local publicity by the parish council
• The draft appraisal being available to view on the council’s website and at the reception desk.
• Emailing Ward Councillors, County Councillors, the Parish Council, Norfolk County Council Historic Environment Service and Historic England.
• Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being included within the conservation area.

Discussions were held with a local landowner about a suggested amendment to the boundary in Busseys Loke. This resulted in the boundary being slightly adjusted to accommodate the workings of the farm and later alterations. Some minor alterations were made to the text.
Mulbarton
Draft Conservation Area Character
Appraisal and Management Guidelines

July 2017
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Introduction

Mulbarton is a classic example of a settlement around a large green or common. Common edge settlement is an important medieval and post medieval settlement form characteristic of Norfolk and Suffolk. The high ground of the common in conjunction with the north-south road made a good site for a settlement. The large common with groups of mature trees sits between a triangle of roads and in places links to the farmland beyond, providing a strong rural character. A large pond surrounded by houses in the main part of the village is a key focal point adjacent to the medieval church.

Under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a conservation area. The 1990 Act also requires local authorities to prepare management guidance and proposals for conservation areas. The Mulbarton conservation area was originally designated in 1977.

This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

Key Characteristics

- Strong rural character
- Large common within triangle of roads dominates conservation area
- Three main ‘gateways’
- Mature trees and hedgerows prominent in many important views
- Medieval Church is a key feature in views across the common
- Large pond is a key feature of the main part of the village north of the church
- Majority of buildings are modest size houses with a few exceptions

South east gateway to common

Northern gateway to common
The name Mulbarton is given as ‘Molkebertuna’ in the Domesday Book, which is from the Old English Meolc-beretun, meaning any outlying dairy farm. In the thirteenth century the Manor belonged to Thomas de Omer, who founded the present church.

Mulbarton is a classic example of a settlement around a large green formed by the clearance of dense woodland. Once the central area had been cleared, farmsteads would have been constructed around the edge to form a loose enclosure, with a limited number of ‘gateways’, which could be closed at night by gates or fences for protection and defence against marauders. A map of 1724 shows these gateways still able to be closed, with a turnpike and tollgate by the Old Forge and a gate across the road by Mulbarton Hall. Although the need to close the entrances to the Common has long since passed, the settlement pattern and the sites of the three gateways can still be clearly seen. The gateways provide key views of the conservation area looking across the common.

The Parish Church appears to be the only surviving medieval building, the nave and tower being the earliest parts dating from the 14th century. The moat to the seventeenth century Old Hall points to it being on the site of a much earlier hall. Two prestigious tithe barns at the Old Hall and at the Old Rectory are witness to the agricultural wealth of the late seventeenth and early eighteenth centuries.

Later building, mostly within the twentieth century, has led to some visual enclosure of the Common, particularly on its southern and eastern edges, which is regrettable.

The village offers a range of facilities; those around the common include a church, a village hall with a sports field and car park, post office, fish and chip shop, doctor’s and dentists’ surgeries, first and middle schools, cricket pitch, children’s play equipment, day nursery and public house. The shop on the east side of the Common, referred to in the 1982 report, has been replaced by a therapy centre.

The population of the parish has risen dramatically in recent years with Mulbarton being designated as an area for residential estate development. However, the designation of the common and its immediate surroundings as a conservation area has allowed the historic core to retain its essential character. The population stood at 598 in 1951. By 1961 it had risen to 735, but by 1971 it had jumped to 1126; by 1981 to 2268 and by 1991 to 2985. At the 2011 census the population stood at 3,521.
Character Assessment
(also see Streetscape and Natural Character Map, Appendix 5 and 6, page 22 and 23)

Mulbarton and Setting

Mulbarton is situated on a slight plateau west of the River Tas, straddling the B1113 road, 8.5 kilometres south of Norwich. The common covers about 18 hectares and is a large triangular area bounded by three perimeter roads, which it extends beyond to varying depths on all three sides. In addition to the main north-south road from Norwich to Bury St Edmunds, roads lead to neighbouring villages from both the south-east and south-west corners of the historic settlement.

There is a larger area of modern estate housing immediately to the south of the conservation area but to the north, east and west sides there are stronger links with the open countryside. At the far northern end of the conservation area Paddock Farm stands rather separate from the built-up part of the village which extends north from the pond and it is only modern housing that provides a stronger link between the farm and the main part of the settlement. The village of Mulbarton is not visible along the road on approach towards Paddock Farm which very much has the appearance of an historic farm site within the open countryside. The open rural setting here at the east side of the road on approach to the village forms a very important part of the setting of the listed farmhouse, which fronts the road and needs to be retained.

At the east boundary, the links with countryside beyond are retained by open fields to the north, south and west sides of existing group of residential development. To the east side the countryside setting is more significant as it forms part of the wider setting of Old Hall Farm and the Church. There are attractive views of the church tower with mature trees from the existing public footpath as one approaches Mulbarton from fields to the east. This strong open rural character forms an important part of the wider setting of the conservation area at this side and its retention is important in being able to appreciate the essentially rural character of the historic part of the settlement.

Street Patterns and Historic Grain

The special character of Mulbarton Conservation Area is derived from its historic origin as a common enclosed for protection. The space is entered by three ‘gateways’, which were originally closed for security or to keep stock from straying. These ‘gateways’ survive fairly intact; by the Methodist Chapel at the northern apex of the common; by the old forge at its south-western corner and by Mulbarton Hall at its south east corner. At all three ‘gateways’ the space is constricted between buildings, walls, high hedges or trees, so that the first view of the common is as a sudden ‘explosion’ of open space. It is important that these ‘gateways’ are preserved as far as possible and that the space remains open.

From inside the conservation area there are extensive views across the common. These views are framed by groups of trees, most of which are located around ponds or on areas of uneven ground large and small. Looking west from certain points along its east side, the view...
across the common extends out over the countryside beyond and, thanks to the massing of trees and the lie of the land, few buildings are in sight, giving a sense of the countryside coming right into the heart of the village. The impact of any new buildings on ‘infill’ sites needs to be assessed in this context. At its northern end the village pond is an important focal point.

Historic development and trees enclose the common around its northern end and along much of its south side, but there are gaps along the east and west sides. Except around the village pond and south of the old school, buildings fronting the common are set back from the road behind wide stretches of grass or, as at the south side, behind a belt of trees.

**Conservation area boundary**

The conservation area designated in 1977 covered the Common and properties immediately abutting it, together with the two distinct entrances to the Common from the north and the southwest on the B1113, and an extension eastwards along Rectory Lane to include the Old Rectory and the adjacent barns. In 1994 two further areas were added; an extension northwards along Norwich Road to include Paddock Farm and a small area on the east side to include the old School House.

This character appraisal makes no significant revisions to the boundary other than some minor changes so that the conservation area boundary corresponds with existing boundary features.

**Perambulation**

This section describes in more detail the character of the conservation area. Because of the overriding importance of open spaces, trees and ponds in Mulbarton, these are described in much more detail in the section titled ‘Natural character & open spaces’ and consequently this section is therefore mainly concerned with buildings.

**The north and east sides of the Village Pond**

At the north corner of the common the church and pond with its surrounding cottages form a particularly attractive group, all of the buildings making an important contribution to the historic character of this part of the conservation area. Other than the church, none of the buildings are listed but do have some special architectural or historic interest in their own right. April Cottage to the north side at the road forms one side of the northern “gateway” to the common.
The common: east side
The church dominates the group of buildings around the pond as well as more distant views across the common from the west and south sides. The New Rectory to its north side is set well set back from the road and has little impact on views, being screened by large matures trees. South of the Church, Elm House is modern and is also screened by mature trees. Further southward Harvest House is modern, unattractive and obtrusive with only a hedge at its front boundary.

The massive barn of Old Hall Farm is a splendid example of a seventeenth century tithe barn, with Dutch gables and small slit vents together with domestic mullioned windows in an eighteenth century extension at the west end. The barn screens a service yard and a bulky asbestos building to the north. Hidden by trees and high hedges, the Old Hall is a fine rendered and tiled house with good garden walls and stands on a medieval moated site. It is set back some distance from the road and is not visible in key views of the 17th century conservation area. The late 20th century Village Hall is outside the conservation area but clearly visible from the common, and its immediate setting would be enhanced by some tree planting. The lighting poles around the sports field are seen across the common, proudly confirming that Mulbarton is a thriving modern settlement and not simply a “picture postcard” village. North of the village hall a green London bus is permanently parked behind the hedgerow providing a café. Its colour allows it to blend in with the natural setting and its ‘quirkiness’ does not have a negative impact on views. The former school and school house are of historic interest. Further south a concrete driveway leads to a fish and chip shop and industrial sheds, all outside the conservation area. These are unattractive buildings but relatively unobtrusive.

The southern end of the east side of the common has been built up with modern houses, with a “restless” variety of window patterns, but partly softened now by planting. The rebuilding of the end house in the traditional 19th century terrace is marred by non-matching windows. The old Corner Cottage appears to have lost some of its traditional character in a “face-lift”.

Rectory Lane
With late 20th century residential developments either side of the road and in Old Rectory Close, much of the earlier traditional country lane character has been lost. Rectory Lane is essentially a suburban area until you move past the barns of the Old Rectory. Despite this, the new development is well laid out with some unity of design and care has been taken with planting, notably in the maintenance of mature hedgerows, which greatly helps to soften the impact of the modern development, providing the street with a strong natural character that makes a positive contribution to views.

The Old Rectory itself is almost totally hidden from view and makes little impact on the area although its trees and the space around it are important. Its big tithe barn would rank as outstanding anywhere else but can hardly
compete with Old Hall barn. Together with a smaller barn to its east, which has been converted to a house, the barn forms an impressive group, particularly when viewed from the east, from where the sweep of its roof can be seen to best advantage. South of the smaller barn is a garage building, now detached, but previously part of a longer range attached to the barn. Its appearance is marred by the use of concrete blocks for a part-rebuild. East of the smaller barn and set back is an attractive pair of old cottages.

**The common: south side**
The most important building on this side of the Common is Mulbarton Hall. It is a large Georgian house of painted brick and has a fine high red brick garden wall along Long Lane, which forms a firm corner to the south eastern “gateway” to the common. Moving further west and outside the conservation area are a doctors’ surgery and then the First and Middle Schools. These are largely hidden and have no visual impact on views of the common.

Immediately west of Birchfield Lane is a two-storey house with hipped roof, probably dating from the 1930s. Prominent in views over the common, its windows could be of a more traditional design. Moving further west there is then a row of houses, mostly modern bungalows. The bungalows are typical 1930s designs and because of their low profiles they tend to disappear behind trees in longer views across the common. Manor Cottage is the only older house in this group: it is set at right angles to the frontage and is well screened by a hedge and trees.

**Norwich Road: south of the common**
This is the southern “gateway” to the common. The east side includes Forge Cottage, the Old Forge and the Old Smithy. The Cottage is a picturesque thatched house, glimpsed between trees. The Smithy was somewhat altered during renovations in the 1970s and behind it is an attractive boarded and tiled shed of some interest. The Forge is a most unusual small building, built circa 1830 and listed.

On the west side the conservation area includes the junction with East Carleton Road. The Tradesman’s Arms public house, which previously stood on this corner, was unfortunately demolished in 1970. Since being replaced by modern houses, hedges and trees have
continued to mature helping to define the west side of the “gateway”. Malt House is listed and comprises a dormered lobby entrance type house of the seventeenth century with a three storey Georgian extension to the south side. It has a good flint garden wall. North of Malt House, the back of a long low farm building provides a good firm edge to the road.

**Norwich Road: west of the common**

Here, buildings are well set back from the main road and most are reached by a series of informal gravelled tracks, which make for an attractive setting. Fairview House is one of the older buildings on this side and was once a pair of late nineteenth century semi-detached cottages, still retaining much of its original character despite some less sympathetic alterations. In front of these cottages is Common View, an attractive small Georgian house of red brick and blue glazed tiles with a white paling fence at its boundary. It appears to retain its original sash windows. There is a rear wing at right angles, quite different but not unattractive, with white boarded first floor.

Continuing northwards and again set back, first Dairy Farm House and then Dairy Farm Barn, important for its cob rather than clay lump construction, rare in East Anglia. The barn has been converted to a house but with much alteration. There are undistinguished modern bungalows to the north and south of Dairy Farm.

**Norwich Road: north of the common**

This covers the west side of Norwich Road, from Mill House to Paddock Farm; and the east side north of, but excluding, the former shop by the Pond.

On the west side, first Mill House, a fine small Georgian building with good door case, original sash windows, traditional outbuildings to the rear and mature hedgerow at its boundary. Then Howzat, a standard late Victorian red brick “villa” marred by a modern “fanlight” door and plastic window replacements. Next, a former garage showroom building, now a day nursery, with large display windows and dormers in a steep pitched roof. Its design is intended to help it blend in with the domestic buildings around it and the traditional scene of the village pond, but inevitably its function has dictated a larger scale, which barely allows it to fit in. Behind, a little to the north, is a large industrial shed, with brick cladding: Its design is not unsuccessful in its own right, but it looms large in views across the forecourt of the World’s End public house. Some planting behind the former Chapel would help to break up its bulk.
The former Methodist Church dated 1900, which has been converted to a dwelling, is of historic interest and has townscape value as one side of the north “gateway” to the common. The World’s End public house is set back behind a deep forecourt and has a powerful presence at the northern approach to the village. It is listed, the lower part dating from the seventeenth century with the taller three storey section dating from the eighteenth century. It has an attractive 1.5 storey five-sided porch. On the south side of the pub a single storey 19th century red brick and clay pantile outbuilding contributes further to the historic character of the site.

Further north is a new modern dwelling, Henley House, constructed in the last two or three years on land that originally formed part of Toad Hall to the north. The house has a general traditional appearance with a good choice of brick and pantiles although the positioning of dormers provides a less traditional arrangement. Toad Hall is hidden by a high hedge of significant value in the street scene and is an attractive cottage, considerably extended. Beyond Toad Hall are five dwellings constructed since 2000. Generally, as a group these have a traditional style that sits reasonably comfortably due to their position back from the road and mature vegetation at boundaries, all helping to soften their impact in views.

Finally, on this side, Paddock Farmhouse is a fine house of the late seventeenth century. To the north is a large brick barn, also listed in its own right. It is part of a good group of farm buildings which includes a two storey stable block and smaller barn. The whole group has been converted to residential use. The house is uncomfortably close to the road, and is screened by a high boarded fence, which cannot help but spoil its appearance. At this point views also open up to open countryside of low rolling fields to the north and west of the village.

On the east side there are no buildings of particular interest. A late nineteenth terrace of three houses has recently been modernised: new gabled canopies over the doors look oddly high and the different front boundary treatments provide a rather cluttered unsatisfactory appearance. Butler House, set hard on the back of the pavement, has a modern bow window set in a partly blocked-in former shop window opening. Its other windows have large panes which are unsympathetic.

North of Fairlight there are several relatively recent houses of indifferent quality, one with a large shaped gable prominent upon its face. These are set back from the road line behind a walled front garden and small green and car parking space respectively. Opposite these is Folly House, an attractive late nineteenth century villa with abundant front garden and decorative barge-boarded porch.

**Traditional Materials and Architectural Details**

**Materials**
Examples of most of the building materials traditional to South Norfolk can be found in the conservation area.

**Roofs**
Clay pantiles are the prevalent roofing material, mostly red but occasionally blue/black. There are a few slate roofs, one being that on the former school building. There is also one thatched roof and the church has a lead roof. Some of the modern houses have concrete pantiles, mostly in a traditional pattern.
Walls
Red bricks dominate, although ‘white’ Gault bricks have been used for the front boundary wall of Mulbarton Hall. A variety of brick colours and types are used in the many modern houses. There is some painted brickwork, notably in Mulbarton Hall. Several older buildings have rendered and painted walls, indicating either timber framed or clay lump construction beneath, an exception to this is the old barn at Dairy Farm which is a rare cob construction. Ornamental terra-cotta in bands or as key stones, probably made at Costessey, can be seen on a house on the west side of the Norwich Road. Flint is found in the church and in several garden walls, the church also having stone dressings at openings.

Architectural details
Within the conservation area buildings are mainly modest sized houses and are relatively plain in their appearance, with gable ends and pantile roofs, which is particularly evident around the village pond. There are hipped roofs on many of relatively new houses in the conservation area. Larger buildings with more formal design include the church and Mulbarton Hall. The church is built in a simple medieval gothic style with flint patterns to buttressing characteristic in many Norfolk churches. Mulbarton Hall is a large house with formal arrangement of sash windows with classical style door case. Its central range is six windows wide, instead of the more usual odd number, making for a slightly unresolved “duality”, barely relieved by a fine central doorway squeezed uncomfortably between the windows.

The large tithe barn at Old Hall Farm is built a plain Norfolk vernacular style but with a Dutch gable at the north end. The converted barn east of the Old Rectory also has a Dutch gable ends that add much to the character of the street scene.

The former school building east of the common is in the typical plain Victorian Gothic style with parapet gable ends and stone dressings to windows, although the modern infill window within the blocked-in original gable end window sits uncomfortably. Fairview House at the east side of Norwich road features decorative terra-cotta in string courses and keystones with stone gable finials and fish-scale slates. Its appearance is somewhat marred by windows of mock-sash type with stained finish. The Forge at the southwest gateway is one of the more unusual buildings in the conservation area. It is symmetrical in plan, with a pair of projecting wings on either side of a small forecourt. The central part and wings have pediment gable ends and there is a small round opening in the central gable. The three storey Georgian extension at Malt House with its formal arrangement of sash windows at the front elevation also stands out as does the Worlds End public house which has a similar arrangement but with a five bay front porch, adding further architectural interest.
Natural Character and Open Spaces

The principal open spaces in the conservation area are:-

The Common
Bounded by roads on three sides, the common is characterised by its large size, long open views and from the groups of indigenous trees around ponds and other small areas. A large area towards the south-west of the common, including a cricket square, is kept fine mown. There are seven ponds, three of which periodically dry up or have dried up completely. The common is an important area for wildlife and has been surveyed by the Norfolk Wildlife Trust.

Open areas outside the common
Village pond and its surrounding area: there is a willow on the north side and some small trees to the south. The area has a pleasing natural character, but one edge of the pond abuts the Norwich Road, where there are some standard railings and an unattractive concrete retaining wall.

Areas on the east side include a pleasantly rough area south of Old Hall Farm with a pond and some young oak trees; the verge in front of the Church, badly worn by cars; the fine-mown area south of the church, with young trees; a fine-mown area in front of the sports field with young chestnuts; and a small area south of the car park with a fine mature tree.

To the south side, west of Birchfield Lane are areas of mown grassland between driveways. A boundary drainage ditch running in front of the houses, bridged at their entrance drives, is an attractive historic feature. There are no trees in this area.

At the west side, much of the area of land in front of the dwellings is also mown between gravelled driveways but with individual trees screening views of the houses. Further north there is an extensive area of rough cut grass, with individual trees, and a small area of woodland meadow.

The Churchyard
This has a row of mature yew trees along its front boundary marked by an attractive paling fence first erected in the late 19th century. At one point the footpath has cut into the Churchyard, but this has been carefully handled to retain a yew tree on the verge. The churchyard is well maintained and has a good set of old gravestones in their original positions.

Green in front of Rectory Farm, Rectory Lane
This is a large mown area bounded on two sides by listed buildings. It has one fine mature tree in the middle. Other groups of trees and hedges which make a significant contribution to the character of the conservation include the following: mature hedgerows defining both sides of
the northern entrance to the village from Paddock Farm to the World’s End public house; trees and high hedges around the Old Hall Farm; hedge in front of the sports field; trees in the grounds of the Old Rectory; hedgerow at Rye Cottage, Rectory Lane; clipped Cypress hedges and trees to modern houses on south side of Rectory Lane and east side of Long Lane; two fine cedars, in grounds of Mulbarton Hall; belt of trees along the south boundary of the conservation area from Mulbarton Hall to Birchfield Lane; trees and hedge to Forge Cottage; trees and hedge to modern house on corner south of Malt House; hedgerow and trees along west boundary of the conservation area south of Mill House; trees and hedge to Mill House; trees and hedgerows around the car park to the World’s End public house.

Street Furniture

In general, the area is uncluttered by street furniture and signs and there are no street lights, which helps to preserve the rural character of the common.

Attractive and more interesting features include the village sign and 1950’s road sign both at the north end of the common, an old pump on the east side of the village pond, a mile stone beside the old Methodist Chapel and an old post box and a traditional ‘K6’ telephone kiosk north of the World’s End public house. These should all be preserved. There are two telecoms equipment cabinets in prominent positions in front of the World’s End public house but their green colour allows them to blend in with the more natural character of the street scene.

There are several seats on the common of wood with steel supports. Associated with these seats are litter bins of cream or pale green painted concrete. These are unattractive and obtrusive but the need for them and for their robust nature is understood. A number of red dog litter bins, which are appropriately eye-catching, complete the picture.

There is a very obtrusive bright blue recycling bin on the village car park that is clearly visible from the road. Its prominent location should be reviewed.
Unsympathetic features
Modern railings and concrete wall at the village pond north of the church. A more traditional railing could be used here and works carried at the concrete wall to soften the existing appearance. For the later suitable water species of plants should provide the desired effect.

Recycling facilities at the village car park are quite prominent in views from the road. These could be re-positioned so that they are not visible in the more important views from the road

Boundary wire fence with concrete posts at the north boundary of car park area at former school building east of the common.

More traditional fencing could be used here or hedgerow planting to provide a boundary treatment more in keeping with the existing character of the area.

Upgrading Windows and Doors
Almost all the unsympathetic alterations relate to window replacements. In some cases, windows have been replaced using less traditional materials. More modern styles of window design have also been installed in traditional buildings, some at more prominent locations.

If frames need to be replaced they should ideally be replaced with the original materials. However, if different materials are chosen then the window style should remain the same. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past.

The Common
The more natural rough areas of grassland on the common and road verges are a particularly important part of the character of the village. Management of the area should ensure that this important aspect of the natural character is retained. This also helps to retain a strong link with open countryside beyond the conservation area boundary.
**Ground surfacing**
Worn surface at entrance to village car park and at the entrance to the track driveway immediately south of Mill House.

The use of gravel finishes or tarmacadam with large chippings could be used to repair these areas to provide an appearance more sympathetic to the natural character of the conservation area. These finishes have been used successfully elsewhere around the main common.

Large area of smooth tarmacadam in front of the World’s End public house and along the pavements from the pub going northwards towards Paddock Farm.

These areas could be re-surfaces using tarmac with rolled chippings.

**Natural character enhancements**
Further tree/hedgerow planting could help to enhance the open area of the village car park. It could also be used on the grass verge on the north side of the driveway to the fish and chip shop helping to reduce the impact of less sympathetic modern buildings.
Appendix 1 (i)

Listed Buildings in Mulbarton Conservation Area

(All Grade II, except as noted)

The Common (east side)  Church of St Mary Magdalen (Grade II*)
                        The Old Hall
                        Former Barn to Old Hall Farm

The Common (south side)  Mulbarton Hall

Norwich Road (west side)  Malt House
                        Former Barn to Dairy Farm
                        World’s End Public House
                        Paddock Farmhouse
                        Paddock Farm Barn

Norwich Road (east side)  The Old Forge

Rectory Lane (north side)  The Old Rectory
                        Old Rectory Barn and Rectory Cottage
                        Former Barn approx. 20 metres east of Old Rectory
## Unlisted Buildings in Mulbarton Conservation Area which are of townscape significance

<table>
<thead>
<tr>
<th>Location</th>
<th>Buildings/Features</th>
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<tr>
<td>The Common (north &amp; east)</td>
<td>April Cottage&lt;br&gt;Former pair of cottages in front of above&lt;br&gt;Huntingfield Cottage&lt;br&gt;Garden Wall to Huntingfield Cottage&lt;br&gt;Holmlea&lt;br&gt;Bluestones&lt;br&gt;Honeypot Cottage&lt;br&gt;The Nook, Holly Cottage &amp; Garden House&lt;br&gt;Mallards Cottage and The Cottage&lt;br&gt;Pond Cottage and The Buffs</td>
</tr>
<tr>
<td>The Common (east side)</td>
<td>Brooke House&lt;br&gt;Former School&lt;br&gt;Terrace of Houses, including Fairfield&lt;br&gt;Corner Cottage, including garden wall</td>
</tr>
<tr>
<td>The Common (south side)</td>
<td>Manor Cottage</td>
</tr>
<tr>
<td>Norwich Road (west side)</td>
<td>Fair View House&lt;br&gt;Common View&lt;br&gt;Dairy Farmhouse&lt;br&gt;The Mill House&lt;br&gt;Howzat&lt;br&gt;Former Methodist Chapel&lt;br&gt;Toad Hall</td>
</tr>
<tr>
<td>Norwich Road (east side)</td>
<td>Forge Cottage&lt;br&gt;Old Smithy, incl. rear outbuilding&lt;br&gt;Butler House&lt;br&gt;Terrace of Houses, include. Shrub House</td>
</tr>
<tr>
<td>Rectory Lane (north side)</td>
<td>Pair of Cottages approx. 30 metres E of Old Rectory</td>
</tr>
<tr>
<td>Rectory Lane (south side)</td>
<td>Rye House</td>
</tr>
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Appendix 2

Policy

Policy background

In recent years, the approach to conservation area designation has changed considerably. It is now recognised that development plan policies, development control decisions, and proposals for the preservation or enhancement and the management of conservation areas, can best be achieved when there is a sound understanding of the special interest of the conservation area.

This position is reinforced as follows:

The Planning (Listed Buildings and Conservation Areas ) Act 1990 in section 66(1) makes it a duty of local authorities when considering applications to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Under section 72 of the same Act, it is a duty with respect to any buildings or land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012

Paragraphs 126 to 141 cover “Conserving and enhancing the historic environment”.

Joint Core Strategy- Policy 2 : Promoting Good design

South Norfolk Local Plan
The South Norfolk Local Plan Development Management Policies Document was adopted in 2015 and policy 4.10 covers Heritage Assets. Public Consultation
Public Consultation

An informal ‘walkabout’ of the area was organised with local residents and councillors on 14 December 2016. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1st July 2017 to 14th August 2017 (having been extended by two weeks.)

This included:

- A public exhibition held in village hall on the evening of Monday 7 August from 4pm to 6pm, with an officer in attendance to answer any queries.
- Advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council’s website and at the reception desk.
- Emailing Ward Councillors, County Councillors, the Parish Council, Norfolk County Council Historic Environment Service and Historic England.
- A presentation made to the Parish Council on 7 August.
- Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being included in the conservation area.

As a result of the consultation some additional historical information was included in the appraisal and some minor changes and corrections were made to the text. The boundary line was slightly amended to include the extended garden of Church View.
Appendix 4

Historic Map

Mulbarton Conservation Area, Historic Map 1906 - 1914

Key

- Conservation area boundary

South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

Tel: (01508) 533633
Fax: (01508) 533695

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Date: Feb 2017

Scale at A3: 1:4,000
Appendix 6
Natural Character

Mulbarton Conservation Area - Natural Character

Key
- Conservation area boundary
- Open Space
- Trees
- Hedges

South Norfolk Council
Cygnct Court
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Scale at A3: 1:4,000
Date: Feb 2017

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Scole
Conservation Area Character Appraisal
and Management Guidelines

December 2017
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Introduction

While the parish of Scole comprises five historic settlements, the historic core of the village developed on the main Norwich to Ipswich Road where it meets the road from Bury to Harleston. Here the Scole Inn still dominates the centre with the Church of St Andrew to the north set above the street. The bypass eased the pressure on this ancient crossroads.

Under the terms of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a Conservation Area. The 1990 Act also requires local authorities to prepare management guidance and proposals for Conservation Areas. Scole Conservation Area was designated in 1994. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

Key Characteristics

- Concentration of built form at historic crossroads dominated by the Scole Inn
- Important C14 church, (despite damage in 1960s,) on raised platform
- Key contribution of trees and open spaces/recreation areas to the south
- Modern expansion and development to east and south.

Church of St Andrew

Bridge Road
Historical Development (also see historic map in Appendix 4 page 15)

The extent of the Roman town has not been definitely established, but extends north from the river crossing and into the southern half of the conservation area. The fact that the church lies to the north of the crossroads indicates that the settlement has shifted, or extended, north form the original Roman focus at the river crossing by or during the medieval period, with a later shift back towards the crossroads. This may be supported by the two different place names: Osmundeston at Domesday and the present Scole meaning “the sheds” from at least 1191.

While the Roman Town Scheduled Monument is outside the conservation area, Roman evidence uncovered during the excavations in what is now Ernest Seaman Close, extends into it. The Roman Road, Pye Street, was significant in influencing the modern linear form of the settlement. Settlement north of Pye Street appears to have continued to be linear and dispersed throughout the medieval and post medieval periods with the gaps infilled later to produce a more nucleated plan.

The five historic settlements of the parish: Frenze, Thorpe Parva, Billingford, Thelveton and Scole were originally separate parishes and were only amalgamated into Scole at a later date (1935 in the case of Billingford and Thelveton).

The other settlements in the parish did not develop to a size comparable to Scole. St Andrew’s Church in Scole may have had its origins in the late Saxon period, but its core is mainly of late 13th or early 14th century date. In 1874, the church was thoroughly restored and re-seated to hold 240 people. Much of this good work was regrettably destroyed by fire in the 1960’s.

The centre of Scole developed around the Scole Inn, although there were a number of buildings already in this part of the village. The Inn was built in 1655 by John Peck and is described by Pevsner as one of the “most ambitious buildings in England erected specially for the purpose of offering hospitality to travellers”. To advertise the fact, a fabulous wooden sign reputedly costing £1057 was erected which extended across the road. In the 17th and 18th century, the Scole Inn, and the parish had regular visits by horse drawn services on route to Norwich or London. Purpose built stables were erected in 1829.

The advent of the Great Eastern Railway affected the Scole Inn and it was sold in 1864 together with adjoining land comprising some 27 acres, for £670 to William Webb. There was a railway link from Scole to Diss with a terminus behind the Scole Inn at a later date (1935 in the case of Billingford and Thelveton). He carried out various repairs and restorations. Further restoration in the 1920s restored the importance of the Inn, this time to car borne travellers.

The Thelveton Estate has long since been a major landowner in the area evidenced by its distinctive buildings in the parish.

The population of the parish has fluctuated since 1911 when a total of 989 people lived in Scole. This fell to 870 in 1931, rising to 1088 in 1951 before falling again to 926 in 1971. Recent growth has stabilised the rate with 1128 in 1981, 1355 in 1991, 1339 in 2001, and 1367 in 2011. The completion of the bypass has made a difference. The absence of a constant flow of traffic has eased the environmental problems and afforded the opportunity for improvements both to spaces and buildings.

For this section, I am indebted to Mr L Mallows for the use of information contained in Jessie Mallow’s book on the history of Scole.
Scole Conservation Area Character Appraisal
(also see Streetscape and Natural Character Map, Appendix 5 and 6, page 16 and 17)

Scole and Setting

In area, Scole is one of the largest parishes in South Norfolk. Much of its character to the south is dominated by the landscape of the Waveney Valley with the A143 providing a platform from where extensive views can be enjoyed both to the north and south including, at one point, a good view of the Scole Inn. Elsewhere the landscape of the parish is typically “South Norfolk” with gently rolling countryside with pockets of trees and small woodlands. The new sections of the A140 and A143 have had a significant effect in fragmenting the parish, although the setting of the individual settlements have been relatively unaffected. With Scole itself, the bypass for the A140 runs for the most part in a cutting and it is only at the junction with Diss Road and a section by the termination of Low Road that its impact is most noticeable.

Conservation Area Boundary

The boundary runs along the bypass on the west side, returning to include the frontage properties on the south side of Diss Road. The whole west side of Norwich Road is included as far as the school, while on the opposite side, the boundary follows the footpath breaking out only to include the church and the green at the junction with the old A143. Some revisions to the boundary are suggested with the addition of the extension to the churchyard, land to the east of the Crossways and The Cottage on Bridge Road. The water meadows and “green” areas to the south bordering on the river and the A140, while of significant landscape and recreational interest have not been suggested for inclusion.

Street Patterns and Historic Grain

The historic grain generally follows a linear pattern along the former two main roads that pass through the village, with a concentration of buildings at their crossroads. The Church just north of the junction, is set on a raised platform which adds to its impact, while the nationally significant Scole Inn and its associated outbuildings, dominates the centre. Later building to the east and south now dominates the character of these areas which are just beyond the conservation boundaries.
Perambulation

Low Road
Now cut off by the bypass, this narrow country lane still retains its rural character. The south entrance is quite attractive, with a solid building line on one side, contrasting with the trees to Street Farm opposite. There is a good grouping of farm buildings beyond now converted to a dwelling. There is a charming gault brick “outbuilding” opposite. Beyond that the rural character is only broken by two new bungalows which have introduced certain ‘suburban’ features. There is an opportunity to plant in gaps in the hedgerow, and on land between Low Road and the bypass.

Norwich Road
The road is fairly straight, but falls from north to south adding interest which is supplemented by the trees at the south end. At this end, buildings and walls are tight onto the edge of the footpath which, coupled with the curve in the road, adds significant interest to the changing views and perspective.

The school marks the entrance to the area at its north end and is a worthy landmark in slate with decorative brickwork. The recent development opposite, although outside the area, makes a positive contribution. Thatchet, and the row of cottages to the south, are the only buildings of note in this section. Being set forward adds to their impact. Hopefield possibly of early 17th century date, has decorative plasterwork of recent date, which is unusual in this area. The ugly telegraph poles and wires are unfortunate, and the openness of the junction with Ransome Avenue could be improved by planting trees along the verges.

The two houses built to the north of the former Greyhound PH, now a house, have an open aspect to the street which may improve as the garden matures. The land to the south has a good boundary hedge which is a welcomed feature as is the hedge to the allotments. Between them the two new flint and brick houses have been built to reflect the flint church and wall opposite.

The Church is set at right angles, on higher land, and behind a row of significant trees. While its impact on the street is reduced by this position, its presence is undeniable. The flint retaining wall is an important definition to the road.

There are significant trees on the west side next to The Terrace, which is still a good range in a commanding position despite having lost some of their character through changes to doors and windows. They have retained their stout chimneys which are a dominant feature in the skyline, and a recurring feature elsewhere in the Conservation Area.
The road opens up at this point framed by the trees on the north side, next to the War memorial, and the grounds and boundary wall to The Thatched House opposite. Further trees could be considered on the “island”.

The oblique view of the Scole Inn is impressive with its remarkable brickwork, Dutch gables and ‘statue’ like chimneys. The present sign is of great interest, although the original sign, referred to in section 2, must have been very striking. The building appears in good condition. The removal of the effect of constant traffic brought about by the bypass must benefit the fabric.

The awkward entrance to the rear courtyard is worth negotiating - the rear of the Inn has much to offer, while the stables have been well converted into additional accommodation. Street Farmhouse completes the courtyard, although this view is not impressive. The barn adjoining is of a similar scale with a good timber frame and roof structure. The trees in the garden provide a welcome breathing space. There is a low wall to the road. Opposite the building of Ernest Seaman Close has been largely successful.

The west bound junction with the A143 has changed to allow improvements to the junction which included the new houses at Bridge House. While these have not “closed” the corner compared to the view shown on early photographs, there is now a wider attractive view of the Scole Inn from the south. Perseverance Terrace although altered, has some good decorative brick detailing and impressive coronet chimneys.

Threeways and the adjoining thatch cottages have been repaired in exemplary fashion. The former reading room to the north, and Tregenna Cottage to the south are of note. The tall boundary wall opposite the Scole Inn is a major feature. It was partly rebuilt in the 1980s.

The Crossways is also impressive set upon a raised plinth. Later extensions are less sympathetic, but largely obscured by planting. Further work could be done to reduce the impact of the car park.
**Diss Road**
The cottages on the corner are in a key position. The mix of materials is of interest, especially the roof where in one scene, most of the materials traditional to the area can be seen. The other older cottages between here and the garage have been altered, mostly by new windows, but are still of interest. Macroft deserves special mention. The loss of front boundaries has also eroded the view. The new houses to Yew Tree Court have been well designed and to a traditional scale. The two trees fight for space, but make a positive contribution as do the trees at White Lodge beyond a splendid 19th century house with mature gardens. The garage buildings are quite low in scale and it is only the forecourt which has an impact. It may be possible to improve this by more sympathetic advertisements, colour and surface finishes.

**Traditional Materials and Architectural Details**

Surprisingly for such a modest Conservation Area, examples of all traditional roofing materials can be found in Scole. Thatch survives at Thatchet and Three Ways, while clay pantiles, both black glazed and red, are the most common. Slate survives in Perseverance Terrace, the school and Sunnyside with pegtiles on the Scole Inn. The plain tiles on Street Farmhouse are unusual with cover strips over the joints creating a different profile. Chimneys are a striking feature of many of the buildings.

Brick and render are the most common material with a pleasant variety of brickwork. That to the Scole Inn is exceptional, but gault brick features strongly (contrasting well with clay pantiles) with good examples of decoration and detail. Most of the boundary walls are in red brick, sadly in varying states of decay. The church is in flint with a good flint wall to the roadside boundary.

Most surfaces are tarmacadam, with access ways and courtyards in compacted sand and gravel. The green, where the village sign sits proudly, has two wooden seats which are a good example most appropriate for the setting.

The architectural detailing of the Scole Inn befits its status as a grade I listed building.
Natural Character and Open Spaces

The most significant is the churchyard which provides the setting for the church. With the churchyard there are some fine tree specimens. The churchyard has been added into the conservation area.

There are a number of sites where trees and hedges play an important visual role. These are marked on the Natural Character map.

Grass, tarmac - usual frontage treatment

Pavers and cobbles
Conservation Area Guidelines

Tree and Hedge Planting
There are possibilities for further tree and hedge planting to supplement existing groups, to help screen or soften views, or to improve the boundary treatments. The tree planting at Flowerdew meadows illustrates the positive impact such planting can have.

Wires
Telephone wires
There are runs of overhead cables that spoil views in the area

Where possible these should be re-laid underground, but noting that this may have an impact on the archaeological interest in the area.

Unsympathetic alterations
Upgrading Windows and Doors
A few buildings have been altered in the past in ways which have adversely affected their special character, and cumulatively, that of the wider area. Examples include replacing traditional windows and doors with ones of an inappropriate design or materials.

Every effort should be taken to retain original historic features, or to reinstate them where possible.

There are pressures to replace historic windows to improve thermal performance and security, but there are ways of upgrading the existing features without replacement or in ways which retain the special interest of the building.
Appendix 1 (i)

Listed Buildings in Scole Conservation Area

Bungay Road  St. Edmunds Lodge

Diss Road  1-4, 5

Ipswich Road  Crossways Restaurant

Norwich Road  Scole Inn, Stables north west of Scole Inn, Street Farmhouse, Barn north west of Street Farmhouse, Gable End, Beams End & Threeways, Church of St Andrew, Thatchet & Thatched House

Appendix 1 (ii)

Unlisted Buildings in Scole Conservation Area which are of townscape significance

Diss Road  White Lodge & walls to east boundary, Macroft

Ipswich Road  Tragenna Cottage

Low Road  Barns to Street Farmhouse, Outbuildings to east

Norwich Road  Outbuilding to east of Threeways, former Reading Room, wall to rear car park of Scole Inn, wall opposite Scole Inn, Wall east of Street Farmhouse, Churchyard wall, Waterloo House (Mace Shop) & Cross View Primary School, building west of Thatched House Cottages south of Thatched House, Bromley Cottage, Hopefield
Policy background

In recent years, the approach to conservation area designation has changed considerably. It is now recognised that development plan policies, development control decisions, and proposals for the preservation or enhancement and the management of conservation areas, can best be achieved when there is a sound understanding of the special interest of the conservation area.

This position is reinforced as follows:

The Planning (Listed Buildings and Conservation Areas) Act 1990 in section 66(1) makes it a duty of local authorities when considering applications to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Under section 72 of the same Act, it is a duty with respect to any buildings or land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012

Paragraphs 126 to 141 cover “Conserving and enhancing the historic environment”.

Joint Core Strategy - Policy 2: Promoting Good design

South Norfolk Local Plan
The South Norfolk Local Plan Development Management Policies Document was adopted in 2015 and policy 4.10 covers Heritage Assets. Public Consultation
Public Consultation

An informal ‘walkabout’ of the area was organised with local residents and councillors on 17th February 2017. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1st July 2017 to 14th August 2017 (having been extended by two weeks.)

This included:
• The appraised was presented to the Parish Council at their meeting on 18 July 2017.
• A public exhibition held in the church on the on Wednesday 9 August 2017, with an officer in attendance to answer any queries.
• The draft appraisal being available to view on the council’s website and at the reception desk.
• Emailing Ward Councillors, County Councillors, the Parish Council, Norfolk County Council Historic Environment Service and Historic England.
• Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being included within the conservation area.

There were no suggestions to alter the boundaries suggested in the appraisal. Some minor alterations were made to the text.
Appendix 6
Natural Character

Scole Conservation Area - Natural Character

Key
- Conservation area boundary
- Open space
- Water Meadow
- Agricultural
- Trees
- Hedges
- River

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0 100 200 Metres

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