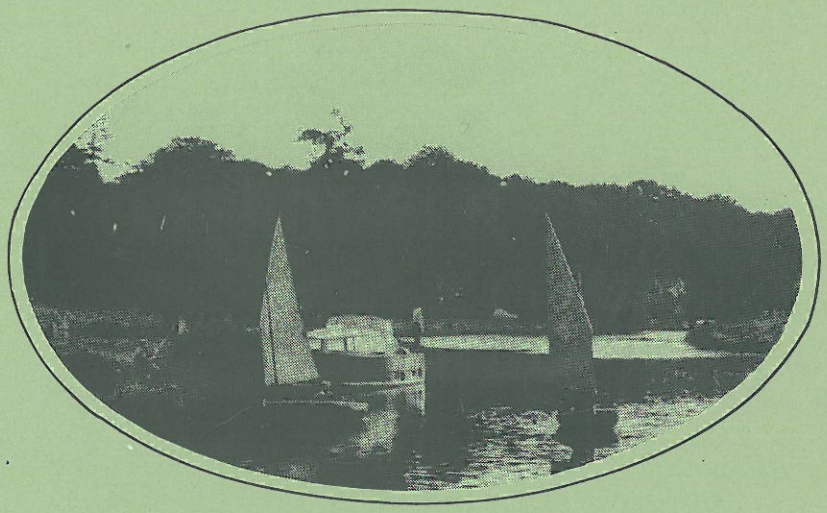
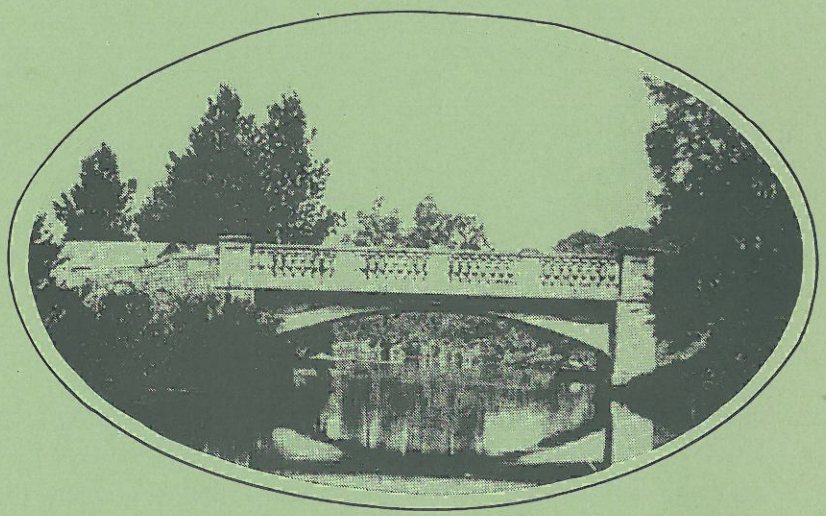
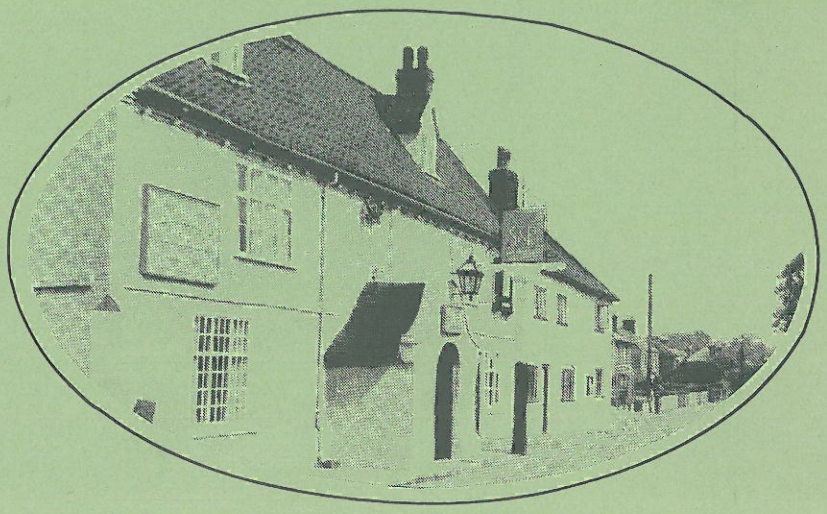
COLTISHALL & HORSTEAD

CONSERVATION AREA







BROADLAND DISTRICT COUNCIL
BROADS AUTHORITY

COLTISHALL & HORSTEAD
CONSERVATION AREA

Broadland District Council

Broads Authority

Designated August 1983

Printed January 1984

R.H. Colver, C.Eng., F.I.MUN.E., F.I.P.H.E., A.M.B.I.M.,
Head of Technical Services,
Broadland District Council,
Thorpe Lodge,
Yarmouth Road,
Norwich.

ACKNOWLEDGEMENTS

The Local Planning Authorities wish to thank Mrs. O. Sinclair, for providing the historical background to this document, and also Mr. J. Sennitt for his help in preparing this document.

The maps produced in the document are based on Ordnance Survey Maps with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved.

CONTENTS

		PAGE
1.	INTRODUCTION	1
2.	HISTORICAL CONTEXT	3
3.	CHARACTERISTICS AND DEFINITION OF THE CONSERVATION AREA	6
4.	POLICIES AND PROPOSALS	10
APPENDIX I :	BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST	20
APPENDIX II :	THE SIGNIFICANCE OF A CONSERVATION AREA	30

1. INTRODUCTION

1.1 Under the Town and Country Planning Act, 1971, Local Planning Authorities have powers to designate Conservation Areas. These areas are defined in the legislation as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Many types of area qualify for designation, for example groups of historic buildings, open spaces, historic street patterns or, as in this case, parts of villages and their landscape setting. Broadland District Council in conjunction with the Broads Authority, established to conserve and promote the Norfolk Broads, are responsible for designating such areas, and have designated a Conservation Area to include parts of the villages of Coltishall and Horstead.

1.2 In addition to defining the area, specific proposals for its enhancement have also been drawn up. This report has been produced by the District Council in association with the Broads Authority who are preparing an overall Strategy and Management Plan for the Broads area. A large part of the Conservation Area, mainly the River Bure and its valley, comes within the Broads Authority Executive boundary. The designation of a Conservation Area in Coltishall and Horstead is in agreement with the general policies set out in the draft Strategy and Management Plan.

1.3 The significance of designating a Conservation Area in the villages, in terms of the special powers it gives to the Local Planning Authority to control development and the availability of grants for conservation work, is described more fully in Appendix II of this report. The objectives of the Local Planning Authorities in designating the Conservation Area are as follows:

(a) to encourage and assist in the preservation and enhancement of the appearance of those features which contribute to the character of the area;

(b) to resist proposals for development which would be out of keeping with the character of the area or detrimental to its appearance;

(c) to ensure that new development is of a type and design which will blend with the appearance of the area and add to its interest and attraction;

(d) to encourage the removal of eyesores and the improvement of those features which detract from the quality of the area;

(e) to promote, where possible, public access within the area;

(f) to promote public interest and involvement so that the area will be maintained to a high standard.

1.4 The purpose of this report is to explain the reasons for designating a Conservation Area in the villages and to describe proposals designed to make an overall contribution to the character of the area. The report begins by examining the villages in their historical context and considers the manner in which they have developed. The characteristics of the Conservation Area are described, together with details of the suggested boundaries of the Area. The report then suggests a number of policies and schemes designed to improve and enhance the character of the area including landscaping proposals and increased public access. Several of the proposals identified are of a tentative nature. This is so the residents of Coltishall and Horstead can take an active role in their preparation and implementation. The success of many proposals within any Conservation Area is dependent upon owners and residents being prepared to undertake them with, in some instances, the help of grant aid. The Local Planning Authorities, in addition to providing these incentives, may themselves undertake certain projects and improvements. It is, however, hoped that the ideas, discussions and proposals formulated by this report will be jointly implemented by the Local Planning Authorities and local residents, and will contribute to the enhancement of the overall character and appearance of the villages.

2. HISTORICAL CONTEXT

2.1 Situated some ten miles north-east of Norwich the villages have historically grown as a result of their position as a bridge point/ford across the River Bure. Indeed the Domesday Survey made in 1086 listed the inhabitants of the area as 20 Socmen, 7 Bordars and 4 Villeins suggesting a total population of about 150 men, women and children.

In 1231 King Henry III extended a significant privilege when he

> "granted to all men, women, boys and girls, born or to be born in this village of Couteshall, that they should be free from all villenage of body and blood, they and their families, in all parts of England and that they should not be forced to serve any offices for anyone, unless they liked it, and that all frays and transgressions, bargains and all quarrels and suits should be determined twice every year at the letes and the natives of Colteshall shall be free from toll by water and by land in all fairs and markets throughout England and from all stallage, pannage and picage, being the King's tenants".

2.2 In 1218 William de Hackford became Lord of the Manor of Coltishall, a position held by that family for almost 200 years. It was during this period that much of the church was rebuilt although some Saxon features, such as the north wall, still remain.

2.3 In the mid fifteenth century King's College, Cambridge became lords of the manor of Coltishall and retain this position to the present day. Surveys of the village made by the College in 1564 and 1586 showed that most of the waste land had been enclosed and the fields were being transformed from the old open field system to the pattern in which they were to remain until recently. By 1564 only about 20 acres of common land remained, just as there is today.

2.4 By the very geographical position of Horstead and Coltishall they have always been influenced by the River Bure. There is little doubt that the river was used for transport from at least Roman times and in 1685 was said to bear vessels of "great burthen which bring up coal and divers other commodities from Yarmouth and carry down it corn, timber, billet and what else the country affords at very cheap rates" to within a mile of Mayton Hall. From before Domesday the river powered a succession of mills, both for grinding and for fulling. Chalk and marl diggings in the area date back at least to the sixteenth century. Seams were thick and chalk was burned in kilns to form lime which was spread on the fields. Marl for a similar purpose was shipped by wherries to farmers over much of Norfolk. The industry died around 1870 due to the depression in farming, young people foresaking the land and the introduction of new fertilisers which were easier to spread.

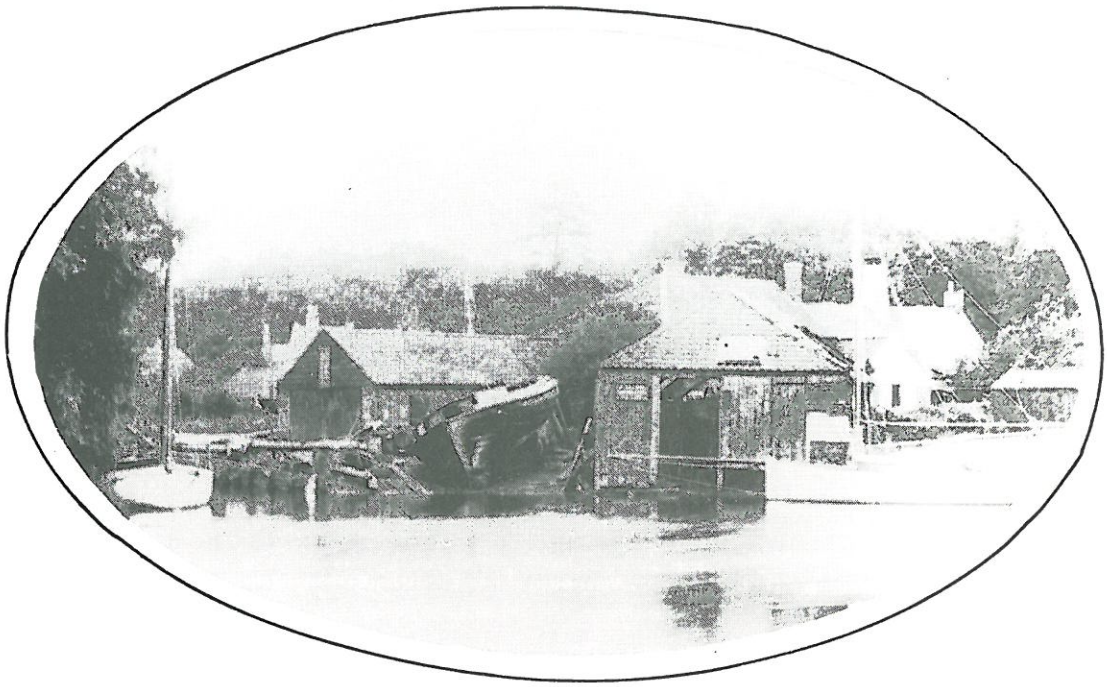
2.5 The maltings in Coltishall were probably its most important industry for 250 years, the village having at least nine malthouses. Malt from Coltishall was shipped to Yarmouth and then abroad to Ireland and the Netherlands but its trade declined as new and quicker methods of malting were introduced. Gradually the malthouses closed down until the last shut its doors in 1922.

2.6 Coltishall was among the leading villages in boat-building being second only to Reedham in the number of wherries built. It was reputed to be the birthplace of the wherry and Allens Yard pioneered the conversion of trading wherries for pleasure.

2.7 In 1775 the Aylsham Navigation was opened allowing cargoes to be carried to Aylsham Mill. It was at this time that the cut was made to bypass Horstead and the lock was constructed to carry traffic upstream, tolls being collected at Coltishall Lock.

2.8 Whilst Coltishall and Horstead have now lost their traditional industries of boatyards and maltings the villages have become popular with tourists and holidaymakers in conjunction with the Norfolk Broads. Many of the old buildings in the villages have been retained and converted to residential use.

2.9 Ernest R. Suffling in his book "Land of the Broads" published in 1887 described Coltishall as a "truly delightful village, with its red-roofed houses, thrown into relief by the sombre green of the pinewood background". As the village has evolved it has retained its visual and commercial links with the Norfolk Broads and the surrounding countryside.



Allen's Boatyard 1895



Coltishall Lock 1890

3. CHARACTERISTICS AND DEFINITION OF THE CONSERVATION AREA

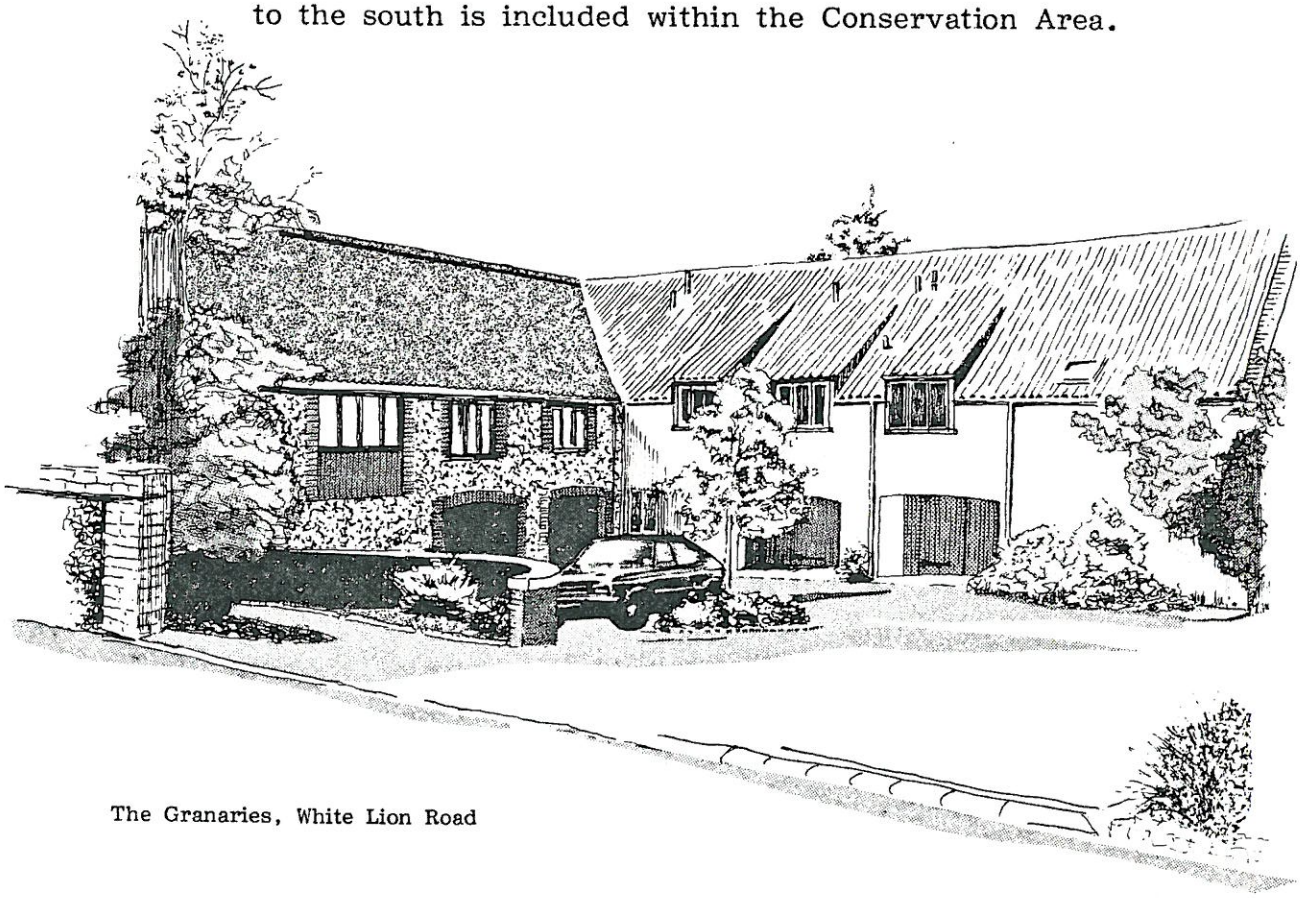
3.1 The villages of Coltishall and Horstead are essentially linear in form based on Norwich Road, Church Street and Wroxham Road. It is this highway axis which links the limit of the villages as well as the river valley. The boundary of the Conservation Area is indicated on the enclosed map.

3.2 The Conservation Area begins at its western end with The White House in Horstead. From this point it includes a number of individual properties on the western side of the B.1150, before widening to include the cottages and houses grouped around the War Memorial at Horstead creating an interesting entrance into the Conservation Area. Although the Recruiting Sergeant Public House is the only statutory listed building in this locality, there are a number of buildings, including the 18th Century Gable House, which are visually important in this triangular shaped area. The appearance of the garage, situated on the corner of Mill Road and Norwich Road could be improved and proposals are suggested later in this document. The Conservation Area also includes Horners Terrace and other residential development immediately to the north of the Norwich Road.

3.3 East of the river the B1150 becomes the High Street of Coltishall and turns sharply northwards. The Conservation Area at this point takes in all the properties fronting the High Street up to and including Grove House, Coltishall House and Homestead. The triangular shaped area, emphasised by the Central Garage, is bounded on two sides by commercial premises which overlook the Upper Common. There are a number of properties at this point which are visually important as they may stop, divert or lead the eye around a particular corner. Point House is an important building in this respect and is a statutory listed building.

3.4 South of the garage High Street becomes Church Street turning east past the former maltings. These buildings are in poor condition although planning permission has been granted to

convert them into residential properties. Further east on the north side of the street are The Old House, and Coltishall County Primary School which are seperated from the School House by a series of cottages. These properties, as well as being of merit, also have large walls or ornate iron railings which are important features in the street scene. Opposite the church and grave yard, on the northern side of the road, are a variety of buildings including the Red Lion Inn. Further east the modern estate development on the north side is omitted. At the junction of Church Street with Rectory Road and Church Lane is the imposing Church of St. John the Baptist which is a dominant feature on the south side. The church is mainly early 14th century, though its tower and porches are 15th century. The large area of woodland in the grounds of the Manor House to the south is included within the Conservation Area.



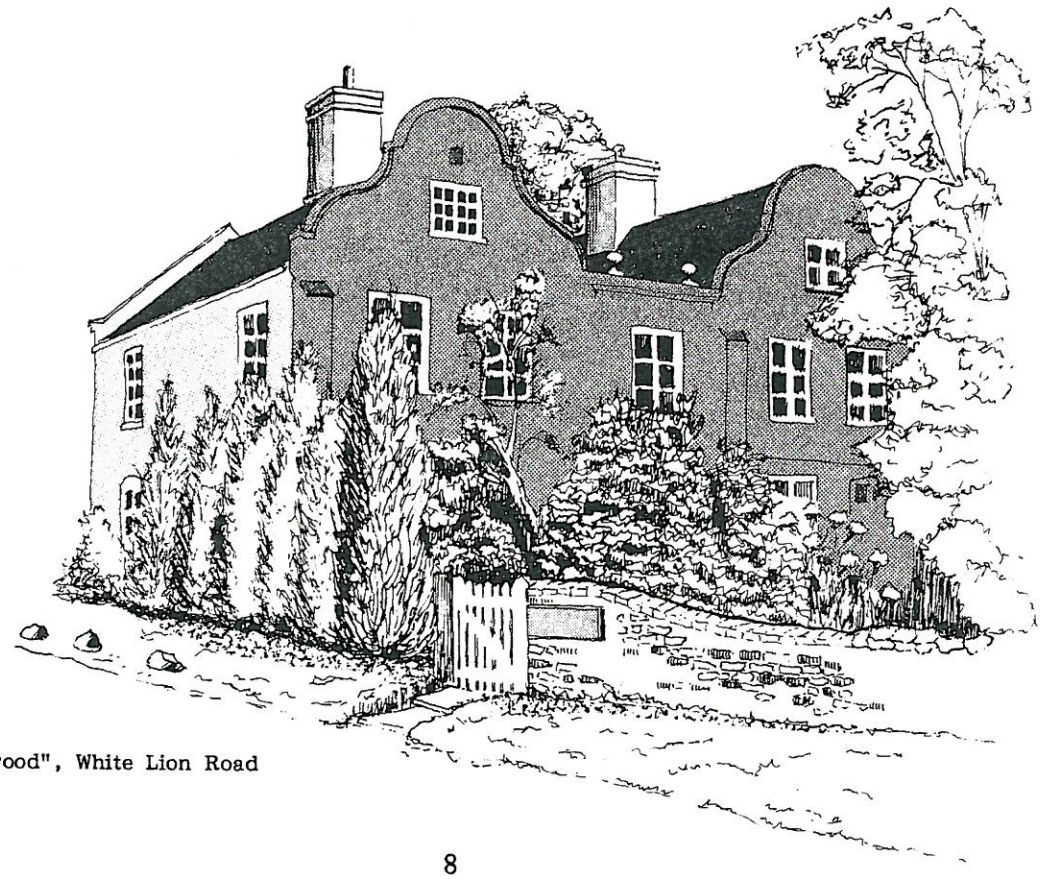
The Granaries, White Lion Road

3.5 Beyond this 'break' in the built-up area the group of buildings on the south side of Wroxham Road including The Limes, Kings Head Inn and The Rising Sun Public House form the western boundary of the Lower Common. This is an important open space in visual terms as well as providing an

informal recreation area and mooring facilities. From the Common there are important views across the valley revealing the setting of the village. The trees, open spaces, and the river play an important role in creating the village's 'character'.

3.6 White Lion Road leading northwards from the Common begins with the imposing Dutch gables of flint and brick of the house 'Hazelwood'. The character of the eastern side of the road is generally that of individual properties with the trees of Bell's Grove forming an important backcloth. The Granaries, situated on the eastern side of the road, are an important example of how derelict or disused buildings can be retained by conversion to an alternative use. This particular scheme won the Broadland Enhancement Award in 1981. White Lion Cottages, whilst being of no individual merit, are an important terrace in the street scene.

3.7 St. James is almost a hamlet set apart from the main body of the village with small cottages characterised by thatched and pantiled roofs. Exceptions to this general form are the Old Hall, Walnut Meadow and Church Farm farmhouse. The various boundary walls in the area are another important feature that should be retained. A particular problem here is the complex



"Hazelwood", White Lion Road

array of overhead wires that detract from the appearance of the street.

3.8 Anchor Street which leads eastwards from the common and roughly parallel to the river is composed mainly of individual buildings, especially north of the Anchor Inn, which enjoy views across the River Bure. To the south are the converted buildings of the former granaries and boatyard. This development successfully integrates new buildings with existing ones converted to a new use. Anchor Wood which lies on the east side of the road is an important 'backcloth' to these properties when viewed from the river valley. The wood also provides a visual closure to views eastwards from the Lower Common, and is an essential element to retain in the street scene.

3.9 In addition to the built areas of the villages, large parts of the River Bure Valley are included within the Conservation Area. Throughout the villages the trees and river valley provide an essential 'backcloth' for the settings of buildings and important views, both from within and from outside the villages.

3.10 The villages of Coltishall and Horstead have historically evolved in conjunction with their position as a bridge-point/ford across the River Bure. The local industries of milling, malting and boatbuilding were established as a result of the villages' position. Whilst these industries no longer exist, the commercial links with the river have been maintained through the increased tourist activities related to the Broads. In addition to those commercial links which have influended the form of growth of the villages they also enjoy aesthetic links with the river valley and wooded areas. It is this linkage, between the architectural and historic built features of the villages and their surrounding landscape setting, which forms an intrinsic part of the character of Coltishall and Horstead, and which the Conservation Area seeks to protect and enhance.

4. POLICIES AND PROPOSALS

This report has identified the special character of the villages of Coltishall and Horstead and traced the evolution of that character through history. In recognition of this special character a Conservation Area has been designated to include parts of both villages. The boundaries of this area are shown on the enclosed plan.

In order to conserve and enhance the character of this area the Local Planning Authorities propose to apply these policies (4.1.1.-4.1.11.) set out below which relate to the control of development and other factors which influence the appearance of the area. Encouragement will also be given to local improvement schemes. In a number of identified areas suggestions are made as to how improvements could be carried out.

4.1 POLICIES

4.1.1 Encouragement will be given to the improvement and restoration of properties which contribute to the character of the area.

A general survey of the condition of buildings within the proposed Conservation Area has revealed that a small number of properties require remedial works. The Local Planning Authorities provide grants to offset particular costs incurred in restoring buildings and the various owners of these properties will be contacted to inform them of the availability of grant aid.

The Norfolk County Council are at present undertaking a survey of buildings in the former St. Faiths and Aylsham Rural District in order to revise the existing lists of Buildings of Architectural or Historic Interest. The Local Planning Authorities have compiled a list of buildings, indicated on the enclosed plan, suggested for inclusion in the statutory list. These buildings will be considered for grant aid in respect to their contribution to the character of the area as well as for their intrinsic merit.

4.1.2 The following criteria will be used when considering applications for consent to demolish or alter listed buildings:

(i) the importance of the building, both intrinsically, and relatively bearing in mind the number of other buildings of special architectural or historic interest in the vicinity,

(ii) in assessing the importance of the building, attention should be paid to both its architectural merit and its historical merit,

(iii) the condition of the building, the cost of repairing and maintaining it in relation to its importance, and whether it has already received or been promised grants from public funds,

(iv) the importance of any alternative use for the site and, in particular whether the use of the site for some public purpose would make it possible to enhance the environment and especially other listed buildings in the area, and

(v) every possible effort has been made to continue the present use of the building, and normally evidence will be required to show that the freehold has been offered for sale on the open market.

In these circumstances, the Local Planning Authorities will expect applicants to present definite proposals for the use or development of the site in such a way that the area is enhanced. The Local Planning Authorities will thereby seek to ensure that sites do not remain vacant, or buildings left derelict, which may be eyesores within the area.

4.1.3 Any new building, or extension to an existing building, must be in sympathy with the character of the area with regard to siting, density, form, scale, design and materials.

This does not imply that existing styles must be copied and traditional materials used exclusively, but all new building should contribute to and enhance the character of the Conservation Area.

4.1.4 If an application is submitted in outline the Local Planning Authorities will require that sufficient details are submitted so that the type and appearance of the proposed development is evident from the outset.

Applications for "full" planning permission are therefore preferred in Conservation Areas.

4.1.5 Efforts will be made to secure the removal of existing features which detract from the appearance of the area and careful consideration given to any proposals to display advertisements or erect street furniture.

4.1.6 It would be desirable to remove the abundance of overhead wires and associated poles that are intrusive in the street scene.

This is particularly pronounced in St. James where such cables could be re-located underground or reduced in number. Coltishall and Horstead have been included on a priority list drawn up by Norfolk County Council identifying those areas where the undergrounding of overhead lines is required. Both Eastern Electricity and British Telecom have been unable to undertake such work due to cuts in their respective amenity budgets. Some undergrounding of overhead wires has been undertaken recently in the County although in view of the limited funds available, such work must be regarded as a long term objective.

4.1.7 Research undertaken by the Broads Authority has indicated that Coltishall and Horstead are major access points for visitors to the Broads. As this particular part of the Broads Area is within easy reach of Norwich a number of beauty spots, such as Horstead Mill and the Lower Common, are under heavy visitor pressure. It is proposed that these sites can be used more effectively by implementing those schemes set out in Paragraphs 4.24 and 4.25.

4.1.8 It is desirable to retain important features such as boundary walls and iron railings wherever possible throughout the Conservation Area.

Although buildings form the dominant element in the street scene walls, railings and fences are an intrinsic part of the visual character of the villages. Grant aid may be provided by the Local Planning Authorities where restoration work is required to retain an important feature.

4.1.9 It is suggested that footpaths in the village could be better signposted to allow greater use of them.

The statutory footpath from Anchor Street to Belaugh is an outstanding example of how the general public can enjoy and appreciate the distinctive Norfolk landscape. It may be that new footpaths could be established, through agreement with local landowners, especially in respect of the proposals suggested for the Upper Common (see Paragraph 4.25). The existing footpaths are poorly signposted and it is proposed that suitable new signs be erected to indicate their route.

4.1.10 Trees are a major feature in the Conservation Area and the Local Planning Authorities will seek to ensure their proper management. Indeed many of the trees are the subject of existing Tree Preservation Orders and are indicated on the enclosed map.

Encouragement will be given to landscaping and tree planting where considered appropriate.

4.1.11 Special care will be taken to ensure that views within, and out from, the Conservation Area will remain unspoilt and if possible be enhanced.

4.2 IMPROVEMENT SCHEMES

In order to maintain and enhance the character of the villages, a number of improvement and enhancement schemes are proposed. These schemes include the repair and renovation of buildings, the clearing of undergrowth from footpaths and the planting of trees. They are by no means comprehensive and any further suggestions will be considered. Those schemes suggested for the area (and identified on the enclosed map as Sites 1 to 22) are as follows:-

4.2.1 Highway verge fronting the "Recruiting Sergeant", Public House, Horstead

The appearance of the Conservation Area at this point is dominated by the asphalt of the roads and the car parking area of the public house. It is suggested that some trees planted in this area would be beneficial.

4.2.2 The Garage at the junction of Mill Road and Norwich Road, Horstead

The garage at Horstead spoils an otherwise attractive part of the village. It is suggested that some tree planting could be undertaken to screen certain sections of the property without affecting its commercial viability.

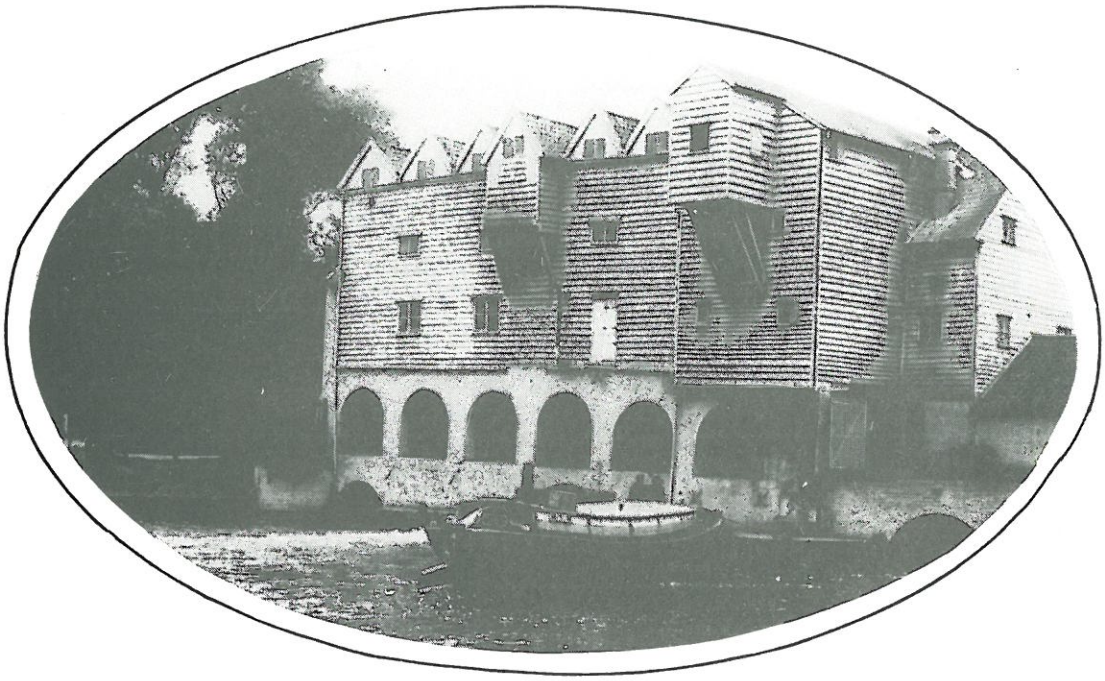
There is a space for evergreen shrub planting along the north-east boundary fence of the garage within the confines of the bowling green land. Some tree planting has been undertaken along a further section of the boundary of the playing field although only with deciduous trees and there is a need for tall growing evergreen shrubs along the remainder of the boundary to give winter screening. Also, a group of three or four trees could be planted on the triangular piece of land on the north-west corner of the Bowling Green site. In addition a group of evergreen shrubs could be planted next to the bus shelter on the north east side.

4.2.3 The Builder's Yard, Horstead

The appearance of the builder's yard would benefit from some screen planting behind the frontage chain link fence. Overhead wires prevent tree planting but a mixture of deciduous and evergreen shrubs, including a few reasonable tall growing shrubs would improve the appearance of this site.

4.2.4 Horstead Mill, Horstead

The area around Horstead Mill is an attractive area used by residents and visitors for boating, fishing and swimming.



Horstead Mill 1905

Greater public access will be provided in the area with the agreement of local landowners. The details of how this will be achieved will form the basis of a separate study.

4.2.5 Banks of the River Bure between Coltishall Bridge and Horstead Mill

Access to the riverside is a desirable objective sought by this report. Whilst a footpath exists along the western bank of the river a lot of work could be usefully undertaken along both banks to improve the general appearance of the area. This work will respect the existing flora and fauna whilst at the same time clearing dead trees and unnecessary scrub growth.

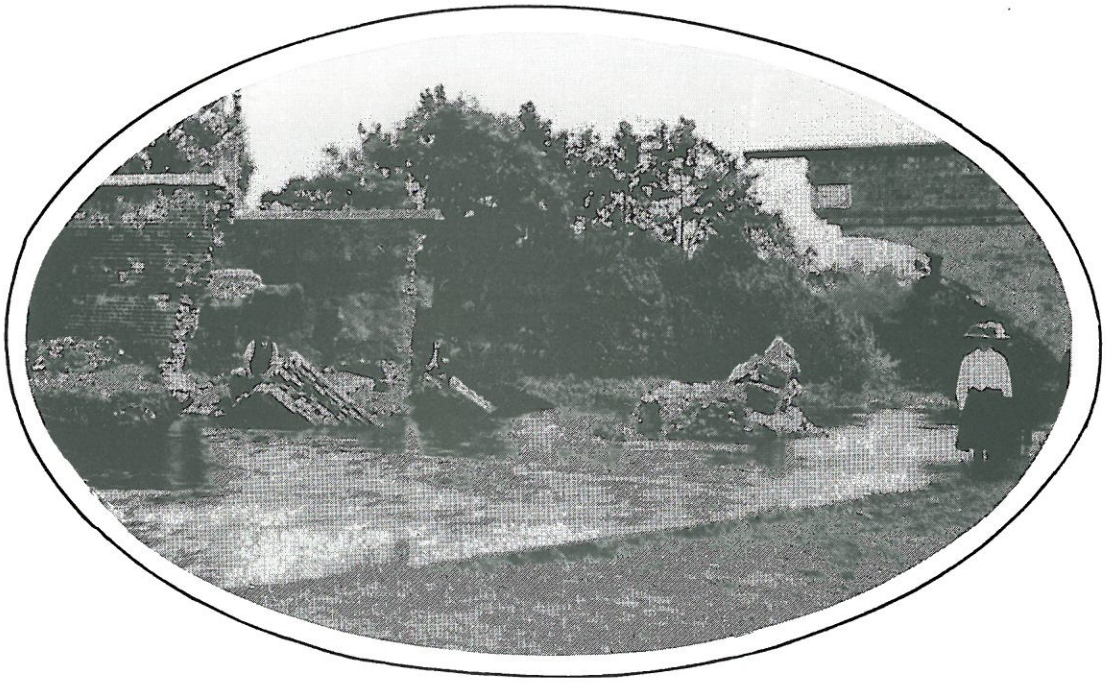
4.2.6 Boundaries to O.S. Plot 6470, Horstead

Some Willows, together with a line of pollarded Limes, have

been planted on the west side of this area of land. Additional planting should be undertaken between these existing trees to provide a screen to the covered pool. In addition, the roadside verge along the northern boundary should be planted with a line of trees, to provide an attractive screen at this point.

4.2.7 Coltishall Bridge

The bridge is an important feature in joining the villages and frames views both to and from the High Street area of Coltishall. A detailed improvement scheme will be prepared for both the eastern and western approaches to the bridge to enhance its appearance.



Coltishall Bridge after the Flood 1912

4.2.8 Point House, High Street, Coltishall

Point House is a Grade II statutory listed building occupying an important position at the junction of High Street and Church Street. The appearance of the front elevation suggests that certain structural works are necessary to retain this important building. Proposals for its restoration will be prepared.

4.2.9 High Street, Coltishall

At the present time the car parking in the immediate area around the stores has caused loose material to gravitate into the highway. The District Council will seek to institute an improvement and enhancement scheme to include re-surfacing this area. Consideration will also be given to planting two tall growing, narrow crowned trees, one at each end of the area occupied by the War Memorial.

4.2.10 Car Park, Church Street, Coltishall

The car park situated immediately north of the Salvation Army Hall is an eyesore and would benefit from an overall improvement scheme. It may be possible to provide car parking in conjuction with the proposal in Paragraph 4.2.12. In conjunction with this scheme some form of shrub planting could be undertaken to screen the sub-station.

4.2.11 The Maltings, Church Street, Coltishall

The Maltings are in a dilapidated condition and their owner has been in the process of converting the buildings to residential use. Due to the length of time it is taking to complete this conversion, the Maltings are a considerable eyesore in the street scene. The condition of the Maltings is such that it would be unrealistic to expect the conversion to be completed. The Planning Authority will ensure that any replacement will reflect the height, mass and character of The Maltings, and thus retain the street scene.

4.2.12 The Upper Common, Coltishall

The Upper Common is a visually significant piece of land situated between the built form of the village and the canal cut. This, together with the Lower Common situated south-east of the Rising Sun and King's Head public houses, provide the only public access to the river. The Upper Common could be more effectively used, in association with land owned by the Parish

Council, to provide greater public access to the cut and relieve the pressure of visitors at Horstead Mill and the Lower Common. In providing easier access to this land, a number of factors need to be considered. A car park may be required on or near the Common in a position where it would not intrude on important views across it. Due to the relatively high water table in the locality, some parts of the Common are marshy and drainage dykes, at present overgrown with vegetation, will need to be cleared. If greater public access could be provided at the Upper Common, it may be feasible to extend access to land owned by the Parish Council and through to Horstead Mill.

4.2.13 Land south of the Upper Common, Coltishall

In conjunction with these proposals for the Upper Common it is suggested a well spaced line of five or six trees could be planted to give a filter effect and maintain a tree line looking north to south.

4.2.14 O.S. Plot 8430, Coltishall

This small Poplar plantation, which is too thick to see through, could possibly benefit from a light thinning and removal of associated scrub growth to open up views along the river.

4.2.15 Copses and land adjacent to the southern boundary of the Upper Common, Coltishall

Views east from Horstead Mill are reduced by the condition of tree/scrub growth of two copses, O.S. Nos. 0148 and 9640. If there is no ecological reason for preserving their present condition, it is suggested that these two plots are thinned to open up distant views. However, there is a need for low level screening by shrub planting of the excavated area south of "The Mead", or preferably, the levelling of that area.

4.2.16 Southern ridge of the Bure Valley, Horstead

The skyline to the south, which will mostly lie outside the

Conservation Area, needs a belt or line of trees to improve the visual enclosure of the valley. In addition, if the poor hedges were removed from the boundary of O.S. parcels 6837 and 5228, it would open up an attractive slope which needs the backing of a treed skyline, with the possible addition of some well spaced trees - across the north end of O.S. parcels 6837 and 5228.

4.2.17 Car Park between the Rising Sun and King's Head Public Houses, Wroxham Road, Coltishall

The car park, situated at the north-western end of the Lower Common, is leased to the adjacent public houses by the Commons Committee on behalf of King's College, Cambridge, the owners of the land. It is suggested that the permanence of the car park should be recognised and that its surface condition and appearance be improved using sympathetic materials and landscaping.

4.2.18 Area of land adjacent to sub-station, Lower Common, Coltishall

There is a need for further landscaping to screen the sub-station and improve the general appearance of the area.

4.2.19 Trees on the Lower Common, Coltishall

The large mature Oak situated next to the Boathouse is in need of tree surgery. It is suggested that this, and other specimen trees on the Common, have three trees planted near them. In this way the strongest growing of the young trees can replace the existing mature trees when they eventually die.

The Elms situated at the junction of Anchor Street and Wroxham Road are dead. An improvement scheme is proposed for the layby area.

APPENDIX I

PROPOSED AND EXISTING LISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST

The following are descriptions of existing Listed Buildings, based on the Department of the Environment's List of Buildings of Architectural or Historic Interest, and brief descriptions of those buildings proposed for listing within the Conservation Area. Norfolk County Council, currently revising the existing Lists of Buildings of Architectural or Historic Interest on behalf of the Department of the Environment, has undertaken an initial survey of buildings within the Conservation Area and indicated those buildings likely to be listed.

HORSTEAD

1. Mill House including stabling, Mill Road (Grade III Proposed upgrading to Grade II)

Built in the early 19th Century this pedimented, two storey building is built of white brick and has a pantiled roof with eaves cornice.

2. Barn at Mill House, Mill Road (Proposed Grade II)

It is suggested that this building may have been a granary to the Mill. Built in the early 19th Century, the building is of colourwashed brick with a thatched roof.

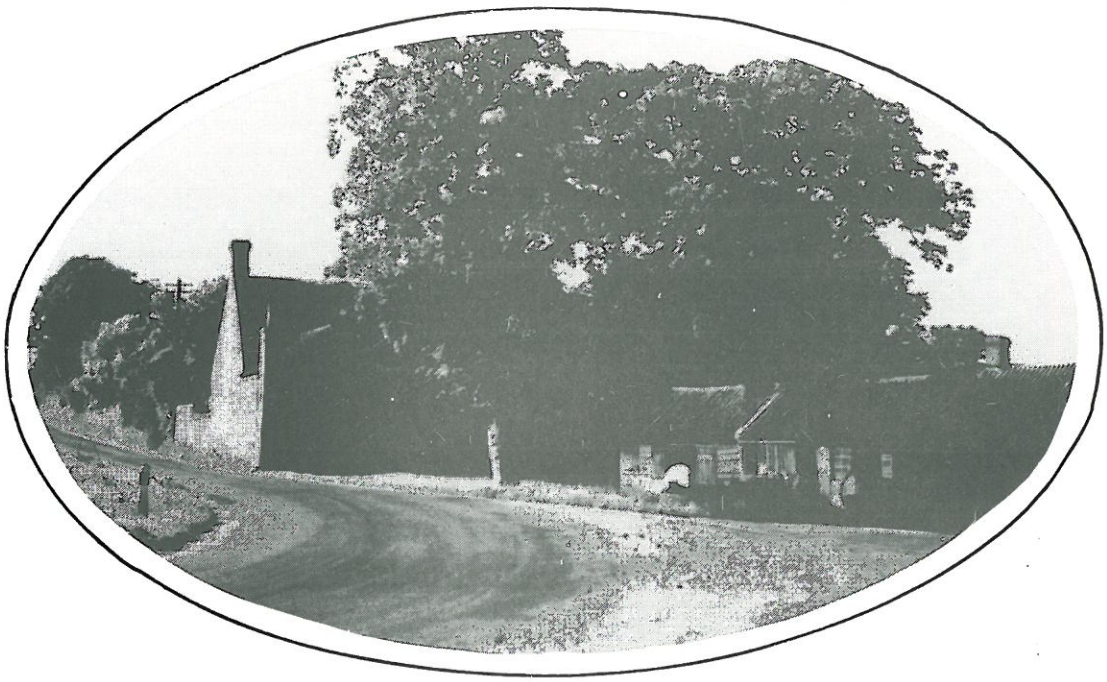
3. Gresham House, Mill Road (Proposed Grade II)

The north east elevation, of red brick, has sash windows with glazing bars and gauged arches, together with a central doorway and doorcase. The rest of the building, which has a slate roof, is colour washed with later alterations.

4. The Forge, Frettenham Road (Grade III Proposed upgrading to Grade II)

Described in the provisional list as a 'range of cottages 200 yards south west of Recruiting Sergeant Inn', this 18th Century

building is of brick and flint with a roughcast render and has a thatched roof.



The Old Forge, Frettenham Road 1948

5. St. Anthony and Orchard Cottage, Frettenham Road, (Proposed Grade II)

These two early 19th Century cottages are built of flint with red brick dressings, and have pantiled roofs with gabled dormers. Both have central entrance doors although only St. Anthony has retained its original casement windows.

6. Recruiting Sergeant Inn, Norwich Road (Grade II)

This public house is a two storey and attics building of brick with a pantiled roof. It has a plain string course and Dutch gable to the porch.

COLTISHALL

7. Point House, High Street (Grade II)

Situated on the corner of the High Street, this building is a prominent feature in the street scene. Two storeys in height, the

18th Century building is of brick and has pantiled and slated roofs. Notable features of the building include an eaves cornice and doorway with fanlight.

8. Butcher's shop (Hewitt's), High Street (Proposed Grade II)

Built of red brick, the 18th Century building has a thatched roof and first floor sash windows. There is a modern shop front on the ground floor with a central entrance door and surround incorporating fluted columns.

9. Homestead, High Street (Proposed Grade II)

An early 19th Century building, this cottage is of flint with red brick dressing, a tiled roof and casement windows with glazing bars.

10. Coltishall House, junction of Station Road and Hautbois Road (Grade II)

Brick and pantiled, this late 18th Century two storey building has modern bay window additions.

11. Grove House, High Street (Proposed Grade II)

It is difficult to date this building without a more detailed survey. It is of two and three storeys, the three storey addition having been built at a later date, with slate roofs. External features include casement windows with drip moulds, gabled chimneys with triple octagonal shafts, and a central entrance with gabled porch and corner pilasters.

12. The Hermitage, High Street (Grade III Proposed upgrading to Grade II)

A mixture of materials have been used on this two storey 18th Century building of flint and brick which has thatched and pantiled roofs.

13. The Stores, High Street (Proposed Grade II)

The Stores is an important building in the street scene. Built of red brick it has a slate roof, a moulded eaves cornice, and sash windows with glazing bars at first floor level. An early 20th Century projecting shop front with a lead covered roof and central entrance occupies the ground floor. The west elevation has an additional entrance with a semi-circular rubbed brick arch and six panelled door with fanlight.

14. Range of terraced houses south of the Stores, west of Point House, High Street (Proposed Grade II)

These terraced houses are characterised by red brick, pantiled roofs, sash windows with glazing bars and a wooden eaves cornice.

15. Bank House, High Street

Forming part of the terrace, this building is of red brick with a slate roof and a wooden eaves cornice. It has casement windows with glazing bars and gauged arches over them together with an entrance door with doorcase and fanlight.

16. House north of the Maltings, Church Street (Proposed Grade II)

Two storeys high, this building has a roughcast render with a hipped roof of black glazed pantiles. There are two dormers in the roof.

17. Antique shop west of the Old House, Church Street (Proposed Grade II)

Dated 1739 on the west gable, this red brick building has a steep pantiled roof with five gabled dormers. It has sash windows with glazing bars and cambered brick arches. At ground floor level there is a modern shop front and a central doorway.

18. Barn to the rear of the Antique Shop, Church Street (Proposed Crade II)

This 18th Century barn is built in two sections; one of flint with

red brick dressing; the other of red brick. It has a steeply pitched pantile roof, openings with segmental heads, and a stairway to the loft on the west side of its southern elevation.

19. The Old House, Church Street (Grade II)

The Old House is an interesting square red brick Georgian house in a partly walled garden with a wrought iron gate and railings. An 18th Century building, it is two storeys high, has five sash windows, four flat brick pilasters and a panelled parapet. It has a central panelled door with fanlight in brick pilastered surround and moulded entablature.

20. School House, Church Street (Grade II)

Occupying a prominent position in the street scene, this 18th Century building is brick and pantiled and has two storeys and attics.

21. Jasmine Cottage, Rectory Road, (Proposed Grade II)

An early 19th Century building, Jasmine Cottage is built of red brick with a black glazed tile roof. It also has sash windows with glazing bars and a central entrance doorway.

22. Wesleyan Chapel, Rectory Road (Grade III Proposed upgrading to Grade II)

Dated 1842 the Chapel is built of flint with a white brick front incorporating a late Georgian doorway.

23. Wayside and Yew Tree Cottage, Church Street (Proposed Grade II)

These 18th Century cottages are built of red brick which is partly rendered and colourwashed. They have steeply pitched roofs of pantiles and plain tiles, and three gabled dormers.

24. Church Stores including private house adjoining (Grade II)

The Stores are considered to be early 18th Century with later

additions. Brick and pantiled, the two storey building has a Dutch gable and pilasters.

25. West Side and East Side, Church Street (Grade III Proposed upgrading to Grade II)

Although these semi-detached properties are described in the lists as being thatched the roofing material has now changed to pantiles.

26. "Risings", Church Street (Proposed Grade II)

This 18th Century cottage with 19th Century modifications is red brick with a pantiled roof and has plain corner pilasters, sash windows and a central entrance door with door case.

27. St. John the Baptist's Church, Church Street (Grade B)

Whilst the body of the Parish Church is mainly early 14th Century, part of the north wall of the nave is Pre-Conquest with two round windows. The tower and porches are 15th Century additions. Other features of the church include a 12th Century font, a 15th Century screen and good 18th Century mural tablets.



St. John The Baptist's Church, Coltishall

28. Holly Lodge, Church Street (Grade II)

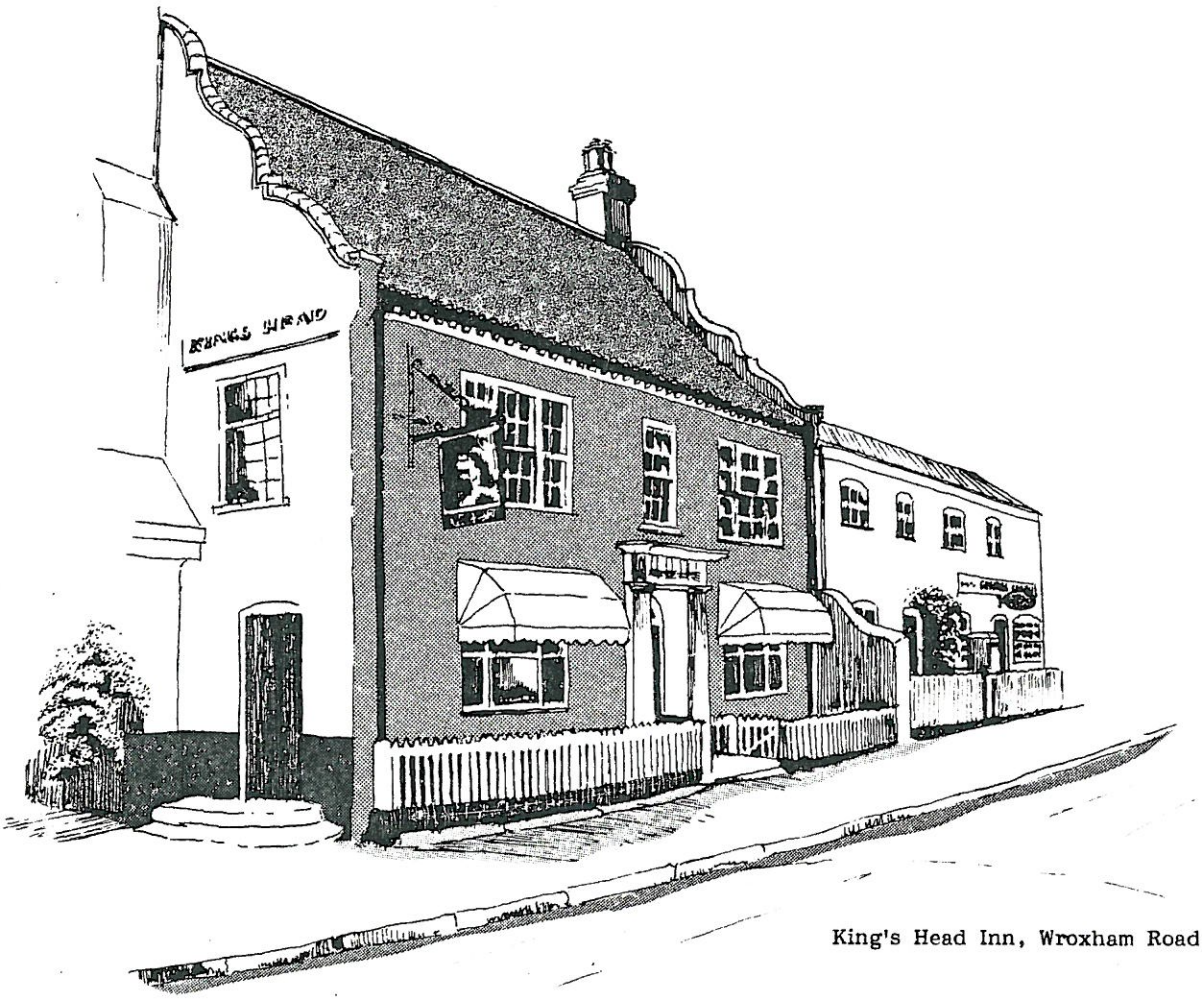
A brick and pantiled two storey building, the Lodge is considered to be 18th Century.

29. Manor House, Church Street (Grade III Proposed upgrading to Grade II)

The Manor House is an 18th Century building with later additions. The two storey building is of red brick and has a pantiled roof. It is intended that the large barn, stables and ice house set in the grounds of the House should either form part of the description of the House or be listed individually.

30. The Limes, Wroxham Road (Grade II)

A two storey, brick and pantiled 18th Century building, The Limes is an important feature in the street scene. Its features include a moulded brick string course, rusticated brick quoins, and a moulded brick doorway.



King's Head Inn, Wroxham Road

31. King's Head Inn, Wroxham Road (Grade II)

An 18th Century building, the public house is two storeys in height with later additions to the rear. The building has Dutch gables and an eaves cornice.

32. Coltishall Hall, Wroxham Road (Proposed Grade II)

Dated 1871 the Hall is built of colour washed brick and has a hipped slate roof. The building has rusticated quoins, plain string courses, moulded eaves cornice and sash windows with glazing bars. The blank brick arcading provides a distinctive feature on the ground floor.

33. Hazelwood, White Lion Road (Grade II)

This 18th Century building is built of flint and brick with a tiled roof. It has two storeys and attics with large Dutch gables on its southern elevation.

34. Woodside, White Lion Road (Grade II)

Formerly known as Lower House, this 18th Century building is brick and pantiled, and has two storeys and attics. Notable features of the building include its doorway and Dutch gables.

35. Old Hall, St. James (Proposed Grade II)

The Old Hall is a late 18th/early 19th Century rendered and colour washed building. It has a slate roof with a central lantern light, pedimented gables, plain pilasters and sash windows with glazing bars.

36. The Thatched House and Rosemary Cottage, St. James (Grade III Proposed upgrading to Grade II)

With thatched and pantile roofs these two storey, red brick cottages are considered to be 18th Century.

37. Thatched Cottages, St. James (Grade III Proposed upgrading to Grade II)

These single storey 18th Century cottages with attics have a roughcast render and thatched roof.

38. Thorncroft and Church Farm Cottage (Proposed Grade II)

Built in the late 18th/early 19th Century these cottages are of red brick with thatch and pantiled roofs. The building has two dormers in the thatched roof and casement windows.

39. Barns to the north of Church Farm Cottage, St. James (Proposed Grade II)

Dated 1756, the main barn is built of red brick with a thatched roof. It has parapet gables and ventilation loops, with a thatched lean-to extension on its north-west elevation. There are adjoining single storey outbuildings of brick and pantile on the south side of the main barn.

40. Church Farm and barns, St. James (Proposed Grade II)

Church Farmhouse is an early 19th Century red brick and pantiled building with casement windows and a dentil brick eaves course. Additional features include an entrance door with fluted door surround and parapeted gables.

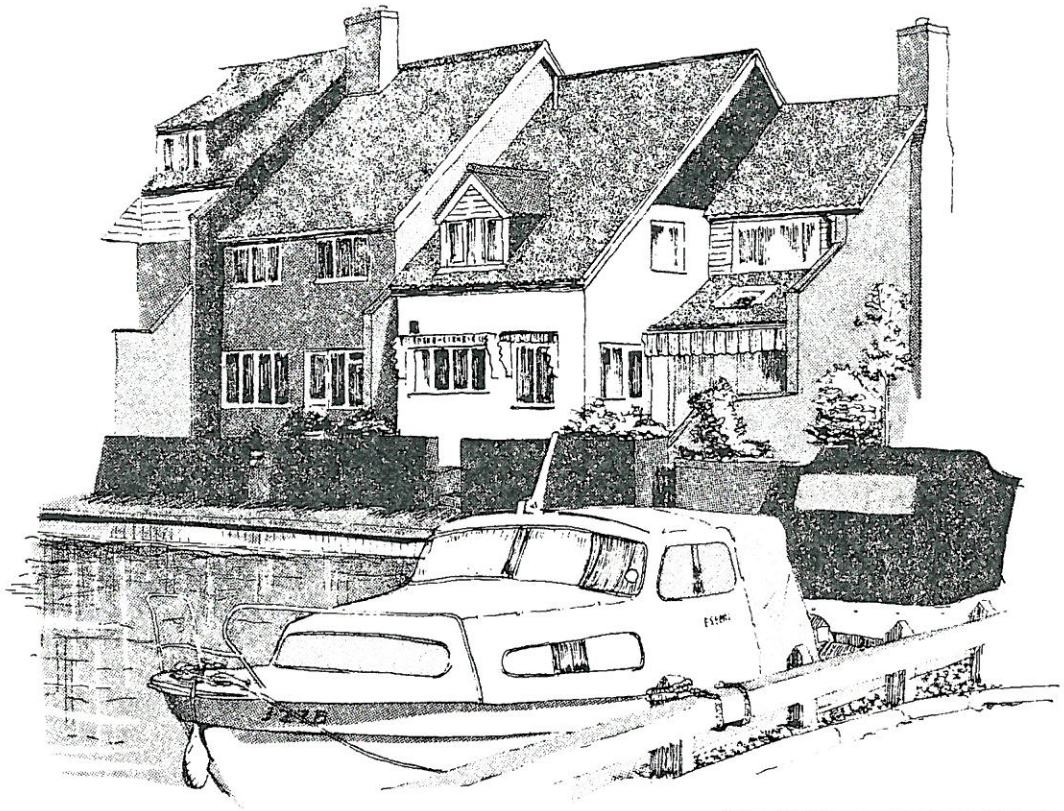
41. 'Mintrust', St. James (Proposed Grade II)

This early 19th Century building is built with a pantiled roof. Apart from one first floor sash window, all other windows are of a casement type. It has an off centre entrance door with a plain door surround.

42. The Maltings, Anchor Street (Grade III Proposed upgrading to Grade II)

Described in the supplementary list as "The Old Maltings N. of the Anchor Inn, including house at rear". The range of buildings

fronting Anchor Street is late 18th Century and is built of brick and pantile incorporating a central arch. The house to the rear of the range may be 17th Century in origin although much of it appears to have been restored. It is built of red brick with a pantiled roof.



The Maltings, Anchor Street

43. Anchor Inn, Anchor Street (Grade III Proposed upgrading to Grade II)

The 18th Century two storey public house is built of brick and pantiles with Dutch gables.

44. Swallows Nest, Anchor Street (Proposed Grade II)

Dated 1829, this cottage is built of flint and red brick with a pantiled roof. There are casement windows on the first floor and sash windows with glazing bars on the ground floor. In addition to a fixed light with leaded stained glass there is an entrance door with narrow slit side windows.

APPENDIX II

THE SIGNIFICANCE OF A CONSERVATION AREA

This section explains the significance of Conservation Areas, the general powers and policies which relate to them and the grants which may be available for conservation. It is hoped that members of the public interested in conservation, and land and property owners in the Conservation Area will find the information useful, although it must be appreciated that only a very brief summary of the legislation can be presented here. If you require more detail on any matter, the Council's officers will be pleased to advise you.

DESIGNATION

The Secretary of State for the Environment requires Local Planning Authorities to decide which parts of their area are of "special architectural or historical interest" and to designate them as Conservation Areas. Proposals should then be prepared for the preservation and enhancement of each area. Such proposals have been set out in the main body of this report.

CONTROL OF BUILDING WITHIN A CONSERVATION AREA

Because the value of a Conservation Area derives largely from the character of the existing buildings, they are subject to a greater degree of control so that the character of the area can be retained, despite pressures to "modernise" or "redevelop". The forms of control which will be applied in the Conservation Area are as follows:-

(i) Demolition: The express permission of the Local Planning Authority is required to demolish any building, or part of a building within a Conservation Area. There are certain minor exceptions to this requirement, details of which are available from the Council's officers.

Certain buildings of architectural and historical interest are defined as "listed buildings" and these feature on the national statutory list prepared by the Department of the Environment. Such buildings are divided into Grades I,

II* and II according to their value. Demolition of listed buildings requires "Listed Building Consent". The designation of a Conservation Area brings the demolition of all buildings, whether or not they are listed, under the listed buildings control provisions. In addition, the approval of the Secretary of State is required for the demolition of a Grade I or II* listed building (and a Grade II (unstarred) building if it is grant aided under the Historic Buildings and Ancient Monument Act, 1953).

(ii) Alterations and Extensions: The form of control over alterations and extensions differs between listed and unlisted buildings within Conservation Areas. The General Development Order permits, within certain limits, alterations and extensions to any building without the need to gain specific planning permission. However, any proposal to alter or extend a listed building, even if within the limits of permitted development, requires listed building consent if, in the opinion of the Local Planning Authority, this would affect its character. Beyond the limits laid down in the General Development Order both planning permission and Listed Building Consent will be required.

Owners of unlisted buildings can extend or alter their property within the limits of permitted development without listed building consent, thereby changing their appearance and form considerably, and in particularly sensitive localities, such damages may seriously detract from the quality of a street scene, or the visual unity and character of a group of houses. The Local Planning Authorities would like to encourage owners who wish to extend their houses, or replace windows or doors, to do so in as sympathetic a manner as possible.

To secure the continued character of a Conservation Area, the Local Planning Authority has additional optional powers at its disposal. If a building which the Local Planning Authority considers worthy of listing is threatened by alteration in a way which would affect its character, the Council can serve a "Building Preservation Notice". This requests the Secretary of State to list the building and

until the Secretary of State makes a decision, or for a period of six months, the building is then subject to listed building control. A more extreme measure is the withdrawal of permitted development rights by means of an Article 4 Direction. Such a Direction will not be made unless it is clear that adequate public co-operation in the improvement of the area will not be forthcoming.

However, it is hoped that owners wishing to alter or extend their properties will avail themselves of the advice that the Council's officers will be pleased to give on sympathetic design of fittings, such as doors, windows and window frames and the choice of colour. Local Authorities are empowered to relax the requirements of the Building Regulations when considering proposals for the restoration or conversion of historic buildings. Grants are also available for conservation work and these are outlined at the end of the section.

NEW BUILDINGS

A high standard of design will be expected in proposals for new buildings or extensions in Conservation Areas. The materials used and the final appearance of new development should be characteristic of, or in keeping with, existing local buildings. It is desirable, therefore, that details of proposals should be discussed prior to submission of formal applications.

TREES

Just as buildings require maintenance, so do trees, and, because they are living things, it is essential that they are given proper growth conditions. The early treatment of wounds will ensure the long and healthy life of a tree and prevent it from becoming dangerous. Advice is available from experts in the trade or from the District Council's Forestry Officer. The regeneration of trees is the most positive action and it will be the Local Planning Authorities' policy to encourage this wherever possible.

The report has shown those trees subject to Tree Preservation Orders which means that the express permission of the Local Planning Authorities is required before they can be lopped, topped or felled. All other trees within the Conservation Area are protected in the

following way:-

> Persons wishing to cut down, lop, top, uproot, damage, destroy or remove a tree must notify the Local Planning Authority of their intention, giving details of the tree and its location. If the Local Planning Authority consents to the work, or, after six weeks from notification has not refused consent, then the work can proceed. If the Local Planning Authority does not consent, it will impose a Tree Preservation Order on the tree. If the work is carried out without notification to the Authority an offence has been committed. The offender is liable to prosecution. The Local Planning Authority maintains a register of "notices of intent" which is available for public inspection between 9.00 a.m. and 4.00 p.m. at the Council Offices, Thorpe Lodge, Yarmouth Road, Norwich, NR7 0DU.

ADVERTISEMENTS

Strict control will be maintained over the display of advertisements in the Conservation Area as gaudy, or a proliferation of small, signs can spoil an otherwise pleasant scene or building.

THE NEED FOR PUBLIC INTEREST

This document suggests ways in which the character and appearance of the area can be preserved and enhanced, but the success of any scheme to enhance an area will depend largely upon the people who live or own property within it. Without their interest and their desire to conserve, little will be achieved. Landscaping and tree planting should be undertaken where identified. It is hoped that a sum of money will be made available annually for local grant purposes to assist owners in the cost of conservation work. Inevitably, finance is often the major limitation of the owner's ability to improve his property, but there are grants available in certain circumstances.

MAJOR SOURCES OF GRANTS

1. House Renovation Grants

There are four types of grant available for housing improvements to properties, whether in Conservation Areas or not.

(i) Improvement grants - these are for major improvements, plus associated repairs and replacements, or for conversions;

(ii) Intermediate grants - these are for putting in missing standard amenities (inside toilet, bath, sink, washbasin, hot and cold water) plus associated repairs and replacements;

(iii) Repairs grants - these are for pre-1919 houses needing substantial and structural repairs;

(iv) Special grants - these are for putting in standard amenities and means of escape from fire in houses in multiple occupation, and for associated repairs and replacements.

In addition, Improvement Grants are available for work to adapt a house for the accommodation, welfare or employment of a disabled occupant. These grants qualify for higher eligible expense limits and rates of grant which apply in priority cases. Intermediate grants, also payable at priority rates, are available to provide extra standard amenities if the existing ones cannot be reached by a disabled occupant. There are no rateable value limits for work to help a disabled person.

The Norfolk County Council Social Services Department may also be able to help with the provision of certain special facilities for which Home Improvement Grants are not available (such as telephone installations or portable heaters).

If you wish to know more about House Renovation Grants, please

contact the Health and Housing Department of the District Council, telephone Norwich 31133 - Extension 233.

2. Local Authorities' Historic Building Grants

The District Council is enabled to pay grants or loans for the repair and maintenance of historic buildings (whether listed or not). Provision is made for the recovery of some or all of the grant if the building is sold within three years. Where the District Council decides to make a grant, additional conditions may be imposed at the Council's discretion. Further details are available from the District Council, telephone Norwich 31133 - Extension 456.

The Broads Authority also has grants available for the restoration of buildings. Further details are available from:

Broads Authority Planning Adviser,
Planning Department,
County Hall,
Martineau Lane,
Norwich, NR1 2DH.

Note: Application for grant should be made to the Authority within whose area the building is situated.

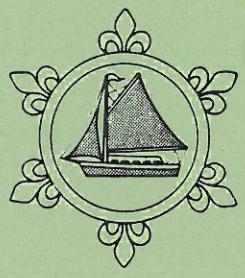
3. Broads Authority Grants

The Broads Authority provides grant aid towards environmental improvement schemes including tree planting and other works, within its executive area. Further details are available from:

Broads Authority,
Thomas Harvey House,
18 Colegate,
Norwich.
NR3 1BQ

4. Central Government Grants

Department of the Environment grants for the preservation of listed buildings may be available, but probably only in exceptional circumstances. Generally, house improvement grants in combination with other private or public funds are probably the most useful means of finance.



Printed and published by
Broadland District Council