



Cringleford

Conservation Area Character Appraisal and Management Plan

July 2014







Introduction

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 conservation areas.

The 1990 Act also requires local authorities to prepare policy statements for conservation areas. These statements are to be more explicit and detailed than would be possible as part of a Local Plan and seek to identify the components that give the conservation area its special character. This analysis will provide the context within which the particular problems of the area can be considered. The policies of the Council, and others, are noted, and it is hoped that the assessment will help to guide any future change.

The Cringleford Conservation Area was designated in 1974 and an appraisal adopted in 1980. This latest review has been carried out in response to guidance issued by English Heritage in 2006, which advises how the appraisals should be prepared and that they should also include management proposals.

Value of the Appraisal

The publication of this appraisal aims to improve the understanding of the value of the built heritage and provide property owners and potential developers within the conservation area with clearer guidance on planning matters and the types of development likely to be encouraged. It will enable South Norfolk Council to improve its strategies, policies and attitude towards the conservation and development opportunities and priorities within the designated area. It will also support the effective determination of planning and listed building consent applications and inform relevant evidence in planning particularly relating to the demolition of unlisted buildings.

While the Council has prepared this appraisal, it cannot successfully deal with all the issues without the support of the Parish Council, other groups and individuals. Once approved, this appraisal will help shape the future of Cringleford and with the co-operation of all concerned, it could have a positive effect on the development of the village.

Historical Development

The “Oxford Dictionary of England Place Names” refers to “Cringleford” as being of Scandinavian origin. “Kringla” means “a circle”, although in this case it probably means “a round hill”, hence the meaning “the ford by the round hill”. This description gives the essential clues to the nature of the settlement which is essentially based on a hilly site in a valley adjacent to a ford over a river.

Evidence of early settlement on the site has been found in several instances. In 1978 a pointed axe head dating from between 10,000 and 12,000 B.C. was found in the garden of No. 12 Intwood Road. This suggests that Cringleford has for a long time seen settlement of some sort to exploit this river crossing and the fertile land on either side.

Before the Norman Conquest, Norfolk was part of the Saxon Kingdom of East Anglia which was converted to Christianity by St. Felix in 630 A.D. The earliest physical evidence of early settlement is contained within the church, where there are small round headed Saxon windows with double splays and the fragments of Anglo-Saxon sculpture which have been built into the walls at the west end of the nave.

In 1066 the village was divided up into “fat farmlands” under the overall control of Bishop Odo, who was William the Conqueror’s half brother. Records dating from 1462 indicate that the ownership of the parish had by that time passed into the hands of The Great Hospital in Norwich, which remains the present Lord of the Manor.

The history of the settlement is one largely based around agriculture (mostly arable) and the gradual extension of the built fabric on each side of a major communication route to Norwich. The importance of this road has clearly been a major factor in the development of the settlement as it is to this day.

Forming part of this route is Cringleford Bridge, originally a timber structure which was destroyed by floods in 1519. The present bridge was built soon after, although only the central pier and the arch date from 1520, the rest being the result of a widening of the bridge in 1780.

In 1570 there was a great fire which destroyed almost the entire village. It is believed that only the church and part of Pond Farm survived this conflagration. Following the fire, a private Act of Parliament was passed which allowed the Great Hospital to acquire the land in the village as freehold. It promptly sold the land to four Norwich businessmen (Balleston, Bate, and two Layer brothers) who divided the village between them and gradually disposed of their shares as the rebuilding proceeded. A surviving map of Cringleford dated 1571 drawn by John Goodwin, Surveyor to the City, shows the general division of land within the parish. It shows the village core centred around the church, the mill and ranges of buildings either side of the Newmarket Road.

The rebuilding of the 1570s did not appear to extend much beyond the original boundaries of the village. In the eighteenth and nineteenth centuries the parish shared in the agricultural prosperity of the county, as well as in the prosperity of the city. In architectural terms this was reflected by the construction of large “out of town” houses built in the village by city merchants. Hill Grove, Cringleford House and Ford End are all good examples of such buildings and highlight the desirability in living in such a village as Cringleford, which is no more than three miles from the city centre. Cringleford House was built and occupied by the Patterson family, who were locally famous as maltsters and brewers.

The village was altered in the nineteenth century by a number of road improvements. The road was straightened on three separate occasions, resulting in the demolition of the Manor House



Mill House early c20



Cringleford Bridge ca1900

(originally located to the north of the Jewson Barn) and the loss of the south-eastern part of Ford End House.

The twentieth century saw the more rapid expansion of Cringleford and the spread of development along Keswick Road, Intwood Road and Colney Lane. This is reflected in the parish population

figures of the time: 261 in 1921, 652 in 1931 and 868 in 1951. The popularity of the village as a dormitory settlement for people working in Norwich has continued, the population rising to 1,124 in 1961, to 1,776 in 1971 and to 1,813 in 1976. The current population is over 2,000.

The impact of traffic on this essentially residential village resulted in the completion of the Cringleford Bypass in 1975, which has changed the village dramatically. The removal of through traffic from Newmarket Road has been of great benefit to the area, although traffic problems still exist. The cost of the bypass was the loss of backland areas to Cringleford House and, more particularly, to Hill Grove, but a new bridge was constructed to maintain the direct link between Colney Lane and the rest of the village.

Since the original conservation area statement was written in the early 1980s major development has affected the village. The completion of the southern bypass (A47) has severed the agricultural land lying to the west of the parish which now contains a major traffic interchange. Major building work has taken place at the University, the Norwich Research Park, the BUPA Hospital site and at the supermarket site in Eaton. Although these developments are outside the parish boundary they have had a direct impact on the environment within it, both in terms of traffic generation and a heightened desirability of the village as a prime residential area. The new Norfolk and Norwich University Hospital in Colney Lane together with the new residential development at Roundhouse Park have undoubtedly added to this impact.

Nevertheless, the parish still contains significant areas of agricultural land, largely located along the western boundary, but there is now little commercial or industrial usage. The only significant commercial user is now the Jewsons builders merchants.

In summary, the historical development of Cringleford can be described as the gradual transformation of the early settlement based upon agriculture, a river crossing and a major transport route between Norwich and London, into a prime residential area within the Norwich hinterland. Despite the pressures imposed by its location, attractive townscape quality and over 1200 years of settlement, the remnants of the village core are still intact. There are, however, clearly challenges to overcome in the future which will undoubtedly continue the process of change. The townscape quality of Cringleford, particularly within the conservation area, is fragile and it is essential that future change is controlled to preserve its unique character.



Late c19 photograph of Cringleford Bridge



Junction of Colney Lane and Newmarket Road ca1900

Character Assessment

Cringleford and its Setting

The parish of Cringleford covers an area of some four square kilometres on the south-west side of Norwich. It is separated from Norwich by the River Yare which skirts around the south of the city in the Yare Valley. The southern edge of the parish is bounded by a stream running approximately west-east that arises near the grounds of Thickthorn Hall, and joins the River Yare at the south-east corner of the parish. The stream runs through a small valley which has some of the characteristics of the main Yare Valley and carries the Norwich to Cambridge railway line just to the south of the stream. In the centre of the parish is an area of higher ground, thirty metres or more above sea level. The land inclines towards the Yare Valley to the north-east, towards the railway line to the south and more gradually along the flatter terrain on the western side.

The parish is made up of three distinct areas: farmland, the valleys and the built up area. Half the area is arable farmland which dominates the high ground in the central and western parts of the parish. Here the landscape consists of open fields still divided by some of the older hedges, which contain occasional mature trees mainly of oak and ash.

The two valleys comprise about a fifth of the land and are scenically the most attractive part of the parish. Access to the Yare Valley is primarily via the Yare Valley Walk which follows the river on the city side and affords views of the whole stretch of this part of the Valley. The Cringleford slopes are accessible from a footpath which connects the University of East Anglia broad and Yare Valley Walk with Colney Lane and the roads off Colney Lane. All the land is privately owned, however, and with the exception of the university area no public access is available.

The built up area of the village is well defined and is located either side of the Newmarket Road. Since the last appraisal there has been a large area of new development to the northeast side at Roundhouse Park adjacent to the A11 roundabout

Cringleford is described in the local plan as a large attractive village with many large individual properties set in sizeable plots, particularly along Colney Lane. This, together with the many trees in the village, contributes in some parts to a spacious and "green" aspect. The oldest part of the village is along the main street (Newmarket Road) and the quality of its environment resulted in it being designated a conservation area in the late 1970's. This area has always been to a greater or lesser extent the village core and includes some listed buildings.

The more mature parts of the built up area, including the edges where it merges with the valleys and the farmland, contain an abundance of trees and attractive gardens. The proximity of surrounding countryside is a further attraction for a village so close to the Norwich urban area.

The River Yare clearly defines the northern and eastern boundaries of the Parish. To the south the railway line forms a physical barrier to the village. Between the built up area and the railway line there are some areas of very attractive landscape. These include the flood plane of the River Yare and its tributary the Intwood, the stream along Keswick Road, the valley of Cantley stream to the west and the grounds of Cringleford Hall. These areas form an attractive soft edge to the village and contribute to its setting. The western boundary is defined by a more arbitrary line within the agricultural landscape but with the A47 to the southwest clearly marking the boundary.

The A47 Norwich Southern Bypass has had a major impact on the landscape to the west of the village and severs some smaller areas of farmland from the surrounding countryside.

Colney Lane, Newmarket Road, Intwood Road and Keswick Road form the major transport routes. The village has a good range of facilities including a church hall, recreation ground, pavilion and a village hall (Patteson Parish Rooms and Club). Access to the city is across the narrow bridge over the River Yare.

Conservation Area Boundary

The conservation area was designated in 1976. It encompasses land either side of the Newmarket Road (the village core) and water meadows of the River Yare to the north east side. The boundary was amended in 2013 to take into account changes since the last appraisal and to bring the conservation area more in line with property boundaries.

The conservation area comprises the older part of the village along the Newmarket Road, stretching from the bridge over the River Yare at the eastern end to the school where the road joins the Cringleford bypass on high ground to the west. The water meadows mentioned above and part of Intwood Road are also included. At the western end of the conservation area the older part of Cringleford School is included within the boundary. The south east boundary is an irregular profile but basically includes the new village green and properties fronting on to the village street. The north east boundary follows the south bank of the River Yare. The north west boundary is formed by the Cringleford Bypass which is located within a deep cut to reduce its impact on the village.

The river meadows to the east side of the conservation area form an important gap between Cringleford and the neighbouring settlement of Eaton, which shares part of its conservation area boundary with Cringleford. Due to the low lying flood plain the area, which is an important natural habitat and recreational area, has remained largely undeveloped and is protected from further development. Much of the river meadows between the settlements are situated within the Eaton conservation area boundary. For Further information on Eaton please contact Norwich City Council.



Meadows north of Cringleford
Bridge looking towards the grounds
of Mill House



Cringleford Bridge



River looking south from
Cringleford Bridge

Form and Character

This is a summary assessment of the character of the conservation area. A more detailed analysis is given in Appendix 1.

The special character of the Cringleford Conservation Area is defined by a combination of factors. Essentially, the remnants of the original village core are still intact and there is still a feeling of a village “street”. There are several important buildings of historic interest within the area and these are located within a mature natural setting which includes water meadows, village green, trees and hedges. Finally, there are important townscape features such as screen walls, a milestone, a village pump and additional street furniture.

The conservation area boundary takes in enough land to ensure that views from the street are included.

The Newmarket Road bisects the conservation area in half and forms a series of gentle curves through the village which helps to emphasize the changing scenery. There are important road junctions with Colney Lane and Intwood Road.

The townscape quality at the eastern edge of the conservation area is largely formed by the river valley site containing lush water meadows. These ‘fingers’ of landscape form an integral part of the Yare Valley landscape and wildlife habitat. Access over the river here is via Cringleford Bridge, which with the Mill House are key features of the earlier settlement.

Buildings

The conservation area contains 9 listed buildings, including Cringleford Bridge which is also a scheduled monument. The milestone adjacent to Pond Farm on the Newmarket Road and the village pump on the village green to the west are also listed structures. There are a number of buildings which, though not listed, are considered to be of townscape significance. Buildings of both categories are shown on the map in Appendix 2 and scheduled in Appendix 6.

This is a summary of the character of buildings in the conservation Area. A more detailed assessment is given in Appendix 1.

There is a variety of building types within the conservation area. They are essentially of domestic use but include the Church of St. Peter, the previous Hill House, Cringleford Bridge and former agricultural buildings. These are now interspersed with more modern buildings of all periods, some of which are industrially/commercial.



Converted barn next to entrance to Jewsons



New house Newmarket Road



Hill Grove

The only building remaining from the early Medieval village core is the Parish Church of St. Peter. Pond Farm House and Ford End, however, do contain fifteenth and sixteenth century fabric respectively. The former is part timber framed and thatched.

The Mill House, Ford End, Cringleford House, Rosiland House and Hill Grove are all listed and located on the north side of the Newmarket Road. They are all essentially late eighteenth century buildings, although the Mill House and Ford End are clearly on more ancient sites.

Cringleford Bridge, much altered in the eighteenth century, is still an important boundary marker between the city and the village.

Several other buildings contribute to townscape quality, namely the Vicarage, the Toll House, 1 Newmarket Road, the Jewsons Barn, the Patteson Rooms, the School House, the Victorian cottages on Intwood Road, No. 15 Newmarket Road, two buildings on the eastern commercial site, and the Hill Farm buildings. These are generally Victorian or of the early twentieth century.

The remaining buildings, generally residential, all bear witness to the pressure placed on the village as a popular place to live, being close to Norwich with good communication routes and nearby countryside.

All the older buildings within the village have been subject to the pressures of change over the years. The sub-division of large gardens for additional houses, the conversion of farm buildings, some for holiday let and some as permanent dwellings, the sub-division of the larger houses themselves, and in the case of Hill Grove conversion into a residential home for the aged, are all typical examples of these changes. In architectural terms the quality of the new buildings is reasonable. They are all of two storey height which allows the imposing scale of the important historic buildings to dominate still.



Converted outbuildings at Hill Farm



Flint wall along Newmarket Road



New development at south side of Newmarket Road



St Peter's Church and rectory



The Green



School House

Building 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 with equal amounts of red and blue. There are a few slate roofs, namely Mill House, School House and the two side ranges to Cringleford Rosiland House. There is one thatched roof (Pond Farm House). Plain tiling is found on 1 Newmarket Road (projecting bay roofs) and on the Patteson Room. Vertical plain tile cladding is found on Nos. 5 and 7 Intwood Road.

Walls

Red bricks are the prevalent material for walling on the buildings, although in some cases the brickwork has been painted, namely on Hill Grove, the Mill House, School House and the street frontage to Hill Farm. Flint is also a prominent material and is found on the church, boundary walls and the base of the Jewson Barn. The street frontage to Pond Farm is painted render. The boundary flint wall along the northside of the Newmarket Road at Ford End is a prominent feature in The Street.

Ground Surface Materials

The public roads are all black tarmacadam, as are the pedestrian footpaths which occur on each side. Paviers have been used on the new development adjacent to the church.

Street Furniture

The milestone and village pump (both listed structures) have previously been mentioned. The creation of the village green to the west end of the conservation area has involved the insertion of village sign, seating and a post and chain fence, all reasonably sympathetic to the setting. Another pleasant area is at the Colney Lane/Newmarket Road junction where a seat on a grass verge has been located.

A simple post and chain fence could replace the rather unsympathetic concrete bollards and give some continuity to the detailing. The modern plastic green bin could also be replaced with a bin that has a more traditional appearance

There is the usual array of litter bins, grit bins, post box, telephone kiosk, bus stops, etc., but



Post and chain fencing at the green



Trees on land adjacent to the A47



Electricity sub-station

these are relatively insignificant in the street scene and detract little from townscape quality. There is also a timber sign on the village green indicating the route of “Kett’s Way”. This is sensitively sited in the south-west corner. Street signs are of different materials and street lighting posts are nearly all in galvanized metal.

Boundary Treatments

These are all important features of the townscape and generally add to the quality of the environment. Improvements could be made, particularly where there is perhaps rather too much close boarded fencing fronting the main street in the western half of the conservation area. The more unusual older boarded fence at the front boundary of 10 Newmarket Road, with its pyramid shaped finial detail on each post, blends much better with the historic architecture and natural character of the area than much of the late c20 fencing.

Open Spaces, Trees, Hedges and Views

The Yare Water Meadows

These, together with those on the north bank, which are part of the Eaton Conservation Area, form part of the Yare Valley landscape, which stretches northwards towards Earlham Park. The water meadows are not accessible to the public but are afforded the extra protection of conservation area status as they form a vital part of the River Valley visual scene.

The Churchyard and the Ford End Landscape

This space forms an important part of the village street character, occurring as it does on a significant bend in the Newmarket Road. The churchyard is raised above road level and with



Looking east towards Toll House and Cringleford Bridge



1 Newmarket Road



Boarded fence at Cringleford House



Modern boarded fence along
Newmarket Road

mature trees, hedges, raised brick retaining wall and mature trees on the opposite side of the road forms a “green screen” in views as one approaches from the east side along the main street.

Pond Farm Complex

Remains of the previous farmstead are still intact, namely the pond, thatched cottage and associated outbuildings to the south. This complex forms the eastern edge to the new village green and is a transition space before the more urban context of the village street is reached.

The Village Green

This is another important focal point and is located at the west end of the conservation area where Keswick Road, Cantley Lane and the Newmarket Road all meet. Like the churchyard it acts as a “green lung” space between the major housing areas to the south and the village street. The School House forms an important western boundary to the area.

The Green contains many mature trees and some younger ones and is crossed by tarmacadam paths which join the housing and respond to “desire lines”.

To the north is another important buffer zone between Newmarket Road and the Cringleford Bypass. It is a small triangular shape parcel of land with mature trees and raised hedge bank.

There is a brick electric box directly opposite the junction with Intwood Road. Its modern doors and flat roof do detract slightly from the more traditional character of the area.



New houses north side of Intwood Road



Converted outbuilding at Hill Farm

The Junction of Colney Lane and Newmarket Road

This space includes a small grassed area containing a seat and is adjacent to a bus lay-by.

The Jewsons Barn & Electrical Substation

Since the last appraisal this area has been much improved. The brick barn has been sympathetically converted and the area between the barn and the road landscaped with hedgerows and trees. Further improvements could be made by replacing the entrance gate at the substation with a more traditional design and by providing more sympathetic fencing from the pedestrian crossing.

Gardens

An important feature which adds considerably to the townscape quality is the presence of the many front gardens associated with the houses along the main street. The insertion of new buildings has allowed many mature trees to remain and these, together with the newly planted trees and hedges all add to the prominent natural character within the townscape.

Newmarket Road/Intwood Road Junction

Historically this junction is important, Intwood Road leading to agricultural land centred around Cringleford Hall to the south. It is shown on the existing 1571 map mentioned above. To the east is the "Toll House", a toll collection point when the Newmarket Road was a turnpike. To the west is No. 1 Newmarket Road, a prominent double fronted Victorian house with Dutch gabled garage facing the road junction.

Developments

Since the original conservation area statement was prepared in 1980 there have been a number of developments which have affected the area.

There have been several new houses inserted within the gardens of the larger houses or as part of conversion schemes related to previous agricultural buildings. New dwellings have been built adjacent to Pond Farm and Mill House, to the north of Ford End House, within the grounds of Hill Grove House, adjacent to the converted Hill Farm (Hill Farm Close), between the Patteson Club and the barn, and to the north of Cringleford House/Rosiland House where the existing outbuildings have been converted and extended. This development has taken place over the last twenty or so years and has all generally been carried out in a sympathetic manner.

A large rear extension has recently been completed at Mill House and the outbuildings to Pond Farm and Hill Farm have been converted to residential use, the former for holiday letting.

Where there used to be light industrial/commercial land southeast of the church there are ten new dwellings. Five of the dwellings are along Intwood Road, two along Newmarket Road with the other three forming a cul-de-sac at Newmarket Drive.

The large barn has been sympathetically converted to offices with landscaping at the front, all of which has greatly improved views from the main street. Signage on the building could, however, be more sympathetic.

There has also been a gradual catalogue of change to buildings over the years typified by the refurbishment of existing buildings, the insertion of roof lights, dormers and modern windows

and doors. In general terms the effects have not had a serious affect on townscape quality.

Developments that have perhaps had a greater impact on the conservation area lie outside the conservation area boundary. These are the new District General Hospital in Colney Lane, new residential development at Roundhouse Park, the development of the Norwich Research Park also in Colney Lane, and the development of the Waitrose supermarket site in Eaton. All this, combined with the proximity of the major bypasses, has inevitably led motorists from outside the village using the Newmarket Road. Whilst the amount of traffic passing through the village is no where near the amount before the Cringleford Bypass was built, heavy goods vehicles still use the Newmarket Road to reach Waitrose and Jewsons and the road is still used by motorists to gain access to the city from the major transport routes or gain access on to these routes themselves. The physical presence of traffic, together with associated noise and fumes is still very noticeable within the conservation area and it must be stated that the control of traffic is perhaps one of the more serious problems facing the village in future years.

Problems and Opportunities

The policies referred in Appendix 4 are limited to those areas where the Council can have an influence, either by its own actions or by using its legislative powers to guide the actions of others. However, while acknowledging these limitations, this appraisal also identifies other issues outside its control, in the hope that those responsible, be they individual owners or public organisations, may be encouraged to act in a positive way.

Some buildings have been altered in ways which adversely impact on their character and appearance and/or on that of the conservation area also. Most of these alterations relate to replacement windows and doors which are out of character. Opportunity should be taken, when it arises, to rectify such damage.

The satisfactory management of traffic within the conservation area and surrounding area is a key consideration. Careful planning will be required to prevent further damage to the conservation area through increased traffic use.

The size of building plots within the conservation area means that there is no requirement for on street parking associated with housing. Parking problems do arise, however, as a result of church services, events in the church hall or the Patterson Room and around Cringleford School. The conjunction of these uses on what is still a busy main road with heavy goods delivery vehicles and constant traffic leads to severe congestion at times. Measures for encouraging traffic calming should take this into consideration and future development could include provision for off-street parking for the above uses.

It is particularly important that new development draws from an appropriate palette of materials in order to preserve and enhance the character of the conservation area.

Changes to the Character of the Conservation Area

The special character of conservation areas can easily be eroded by seemingly minor, well-intentioned home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and wood effect UPVC instead of painted timber). This is a particular issue with unlisted buildings. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, local authorities are empowered to relax that requirement when

considering the restoration or conversion of listed buildings. Advice should be sought from the local planning department at an early stage.

Recommendations for Management Proposals

National Policies

The Council will follow the guidance in the National Planning Policy Framework, which outlines the Government's policies for Heritage Assets.

Local Plan

The Strategic Principles and Policies in the Joint Core Strategy and the South Norfolk Local Plan have implications for the historic fabric of the conservation area and provide the local framework for the future of Cringleford.

Policies relating to the management of conservation areas and listed building have been included in the emerging Local Plan (Development Management Policies DPD). This gives appropriate advice to owners and developers and assists the effective determination of planning application.

Cringleford Parish Council have prepared a Neighbourhood Plan covering the period 2013 - 2026, which also includes policies on the environment. The plan will, on adoption be part of the South Norfolk Local Plan.

Monitor the Conservation Area

The Local Authority has a duty, from time to time, to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas (Planning (listed Buildings and Conservation Areas) Act 1990).

Guidance and Advice

Monitor and update the information on South Norfolk Council's website (www.south-norfolk.gov.uk/planning) regarding advice for owners/residents on:

- The implications of conservation area designation
- Article 4 and Article 4(2) directions
- Appropriate maintenance, repairs and alterations to buildings to preserve and enhance the character and appearance of the conservation area.
- Sustainable development and construction (in line with the Council's policies) taking into account the need to maintain the distinct character and appearance of the area, and include on the council's website. Guidance on this is available from the Council's Place-making Guide on the website.
- Publish Historic Environment Guide, providing guidance on development affecting Heritage Assets

Specific Enhancement Proposals

Highways

Promote informal agreement with the County Councils Highways department to ensure that works within the conservation area are carried out using an agreed palette of materials.

The Electricity Sub-Station

Improved screening of this structure would greatly enhance the townscape quality of the area.

Jewsons Site

Reduce and reposition signage to improve views of the entrance to the site from the street.

Pedestrian crossing in front of barn

Replacement railings that are more sympathetic to the character of the conservation area.

Tree Planting

In general terms a great deal of tree planting has already taken place in key areas. Further planting might perhaps be considered to reinforce the landscape buffer at the west end of the conservation area adjacent to the Cringleford Bypass.

Boundary Treatments

Fences and walls in certain key areas could be improved, although this is not considered to be of vital importance to the overall character of the conservation area.

Traffic

The management of traffic in the area is seen as a major problem using the Newmarket Road as an important communication route. The possible impact of the new housing within the parish could generate the need for separate social provision in terms of leisure, meeting and recreational facilities. The impact of this on the conservation area should form an integral part of the planning and design process to be undertaken in the future.



Signage at the entrance to Jewsons



View of electricity sub-station looking east towards the church



Railings at pedestrian crossing Newmarket Road

Colney Lane/Newmarket Road Junction

The small green area could be enhanced by post and chain fencing matching that of the village green.

Rectifying unsympathetic alterations

Replacement of inappropriate windows and doors, particularly upvc units, on a number of older buildings would help to improve the character and appearance of the conservation area. At the electricity substation and large barn remove unnecessary signs and provide more sympathetic signage.

4 & 6 Intwood Road

A boundary hedge or traditional wall or railing at the front boundary would enhance the setting of the houses and improve street views.





Pond Farm House



The Green



Building fronting the Newmarket Road at Hill Farm

Appendix 1 Townscape And Buildings

The following text describes in more detail the character of the conservation area. Because of the overriding importance of open spaces/green areas in Cringleford, these have been described in detail previously and therefore appendix 1 is mainly concerned with buildings.

The Western End

The western end of the conservation area is dominated by the village green, a modest area of cut grass with a number of mature and recently planted trees. It is the remains of the original village common and in the centre of the grassed area stands the village sign, an ancient pump and a seat. Facing the village green is the Old School House, a double fronted Victorian building. This building, together with the red brick Victorian additions to the west, is included within the conservation area boundary. A path runs diagonally across the Green continuing the line of Cantley Lane past the school and then continues parallel to Newmarket Road in a more wooded area giving access to the Aspen Way and The Ridings housing estates. The southern and western boundaries of the green are formed by prominent hedges, the line of which is included within the conservation area. An extension to the green on the north side of Newmarket Road acts as a landscape buffer to the Cringleford Bypass which rises out from a deep cutting to the east. Seating is provided by wooden benches and boundaries with the road are marked with post and chain fencing. In general terms this is an extremely well maintained area and acts as a delightful green focal point at this end of the village.

At the north-east corner of the green is Hill Farm located on the Newmarket Road. It has been converted to residential use and a number of new houses with pantile roofs have been built within the arrangement of outbuildings. One of the original farm buildings still fronts on to the Newmarket Road and has a painted brick finish. The conversions and new houses has been carried out in a generally sympathetic manner.

The view from the green towards Hill Farm is contained by a backdrop of tall beech trees on the other side of the bypass which runs out of site in the cutting. Almost opposite the houses of Hill Farm is Pond Farmhouse, a rendered sixteenth century thatched, part timber framed building with recently converted outbuildings set in a large garden with a pond. The garden and the front of the house can be glimpsed through the hedge at the entrance to The Ridings housing estate. The street frontage to the farm (previously sub-divided into cottages) is protected by a metal vehicle barrier. There is a milestone on the north-east corner of Pond Farm and this is a listed structure as mentioned above. Adjacent to the east side of Pond Farmhouse is a new dwelling which has a similar character to the converted outbuildings behind Pond Farmhouse, although the large front dormer is a more of a domestic detail.



Village Street (west side)

Further down Newmarket Road on the north side are a group of modern red brick houses which have been inserted into building plots formed from the original grounds of Hill Grove, a listed building lying further to the east. Many tall beech trees remain in the gardens, which add considerably to the landscape quality and act as a further buffer to the bypass.

On the south side of the road is the Patteson Room, dated 1911, a red brick building with a series of rooms with different roof pitches. It is set back from the road frontage to enable a small amount of visitor parking. There is an attractive bowling green at the rear of the property. This is surrounded by several mature trees which are contained within the conservation area.

Next to the Patteson Room is a large barn presumed to be part of the previous Manor House located to the north. Although not listed it is a building with immense townscape quality and its sympathetic conversion has considerably enhanced views from the street although tubular metal gates and obtrusive signage are an unwelcome contrast.

At the entrance to Jewsons, immediately to the east of the barn there is scope to further improve the character and appearance of this part of the main street. Stark roof lines of various large industrial buildings and an all too prominent electricity sub-station rising above a tall modern fence all have a negative impact on views.

To the north, the entrance to Colney Lane is marked by the presence of two prominent listed buildings, namely Hill Grove and Cringleford House/Rosiland House. These buildings are set in grounds with mature trees which help to lessen the impact of the adjacent bypass constructed in a deep cutting. The boundary of the conservation area runs to the north of these grounds and is adjacent to the bridge over the bypass.

Hill Grove, at the north side of the Colney Lane junction, has been much altered and is now a residential home for the elderly. Opposite are Cringleford House and Rosiland House, which both remain in residential use. The buildings are set back from the street line and their grounds contain many mature trees, which again add considerable quality to the landscape environment. Outbuildings to the north of Cringleford House and Rosalind House have been converted to separate residential units. A more traditional coping detail could have been used on the brick wall at the boundary with Colney Lane to provide a better appearance.

On the south side of the road opposite Cringleford House is the church hall and scout/guide hut. These are modern buildings of undistinguished architectural merit, although they are set within grounds containing several mature trees which help to soften the impact of the buildings themselves and add to the natural character.



New houses at Intwood Road



Ford End House



1 Newmarket Road

Village Street (eastern end)

The north side of the street is dominated by Ford End House, a listed building with evidence of sixteenth century fabric. It is located at an angle to the road and contained within extensive grounds to the east and west with many mature trees. One of the most dramatic views in the conservation area is provided by its west elevation as one proceeds along the Newmarket Road towards the city. In recent years two modern houses have been built within the grounds to the north but these are not visible from the road.

On the south side of the road are the Church of St. Peter and its vicarage. Both buildings have immense townscape quality, especially the church and churchyard, which are set on high ground as the road drops down towards Cringleford Bridge.

The vicarage is believed to contain fabric from the Medieval period. Unfortunately, the modern extension on the street frontage and plastic windows detract from its historic character. The churchyard itself runs around three sides of the church and is bounded by a retaining wall with hedgerow to the north and east.

Moving eastwards as the land now falls dramatically towards the River Yare, the prominent feature is the tall flint and brick screen wall to the Ford End garden which lies immediately to the north. This wall is of immense townscape quality and is well maintained.

On the south side of the Newmarket Road new houses have been built on the former vacant industrial/commercial site and includes two new dwellings east of the church along the Newmarket Road. The development also includes new houses along the southwest side of Intwood Road. Their design, layout and material finishes allow them to sit comfortably within the street scene and wider setting of the church.



New house, Intwood Road



Victorian houses south side of Intwood Road



Victorian houses north side of Intwood Road

Further east is No.1 Newmarket Road, a large double fronted detached Victorian villa, its main elevation set at angles to the road. The front garden is bounded by low level walls to improve visibility at the Intwood Road/Newmarket Road junction. A new garage has been located to the northwest and has been built with Dutch gables to reflect those on Ford End. Concrete fence posts along its Intwood Road boundary detract from the older character of the house and its setting.

Intwood Road

The conservation area boundary includes three ranges of Victorian cottages located on the south side of Intwood Road. These are reputed to have been built as workers' cottages by the Taylor family who owned Ford End. The cottages are set back from the road frontage and although their character has been somewhat tarnished by insensitive recent alterations and additions, they are still an important historical remnant of the village development.

Revisions to the conservation area in 2013 bring properties 1,3,4 and 6 Intwood Road within the boundary. No.'s 4 and 6 are Victorian and despite inappropriate alterations to windows they still retain much of their original character. No.'s 1 and 3 are modern dwellings but included as they form part of the street scene looking down the hill to the junction with the Newmarket Road and the trees and mature hedgerow at no.1 make a positive contribution to the overall character of the street scene.

The River Yare and Water Meadows

The conservation area boundary now projects in a north/south direction to encompass water meadows on the south bank of the River Yare.

This area includes the Mill House, the Toll House, Cringleford Bridge, and Water Meadows on each side of it.

The Mill House is a listed building which has been much altered and changed over the years. In general terms the alterations have been carried out sympathetically and part of the original site was divided off in recent years to provide land for a modern dwelling located to the northwest. A large second floor extension has recently been completed to the rear of Mill House and respects the historic character of the main building.

The Toll House lies to the south of the Newmarket Road and is virtually opposite Mill House. This building is much altered but is thought to contain remnants of the original Toll House building which once stood on the site. It is bounded to the south by a new brick and flint screen wall, again at low level to allow visibility at the Intwood Road/Newmarket Road junction. To the north of the Toll House and contained within its plot is a single storey structure almost at river



Mill House



Cringleford Bridge



River Yare and Water Meadows south of Cringleford Bridge

level which could have been a boathouse previously. It has a double pitched pantile roof with black stained boarding, and although barely visible from the road and pedestrian path is clearly a structure of townscape quality.

Cringleford Bridge itself is an important physical element in the conservation area, not only because of its age but because it still acts as a gateway between the village, Eaton and the city. It is essentially of stonework but with brick arch soffits and abutment walls. There is a pedestrian footpath on the south side which gives excellent views to the River Yare and Water Meadows on each side.

The water meadows are of immense importance as part of the Yare River Valley landscape. Though the public is not allowed access to these meadows within the Cringleford Conservation Area they form an important backdrop and wildlife habitat to the area as a whole. The water meadows to the north-east pass under the Cringleford Bypass flyover and extend to the north beyond Gilbert Way, which is a cul-de-sac off Colney Lane.

Buildings - Detailed Description

Newmarket Road - South Side

Cringleford Bridge

A listed building and scheduled ancient monument. The central arch dates from 1520, the previous timber bridge having been destroyed by floods in 1519. The bridge was widened in 1780. Careful monitoring of the fabric should be carried out at regular intervals as this bridge is still used by heavy goods vehicles.

The Toll House

This house was built about 1816 and was originally the Toll Keeper's cottage when the road was a turnpike, and all traffic was required to pay a toll for the upkeep of the road. It has now been refurbished which has included the insertion of replacement windows, a rear addition, colour-washed harling and plastic rainwater goods. It has a hipped pantile roof with central brick chimney stack and stands on a black painted plinth. A new screen wall has been built to the south in flint and brick with a severe coping detail. A new porch has been added and to the east a detached garage addition has been built. Despite these alterations the building is still important from a townscape quality viewpoint.

No. 1 Newmarket Road

A double fronted Edwardian villas with central porch and Dutch gable. Hipped pantile roof with brick chimney stacks and two projecting segmental bays with plain tile roofs over. Central dormer to roof (front and rear) with tile hung cheeks. Original sash windows are intact. In recent years a detached garage building has been added to the west with Dutch gables and a pantile roof. Roof lights have been inserted in the main roof and a new brick screen wall built to surround the property to the east and south.

Intwood Road Cottages

3 ranges of Victorian cottages built by the Taylor family for workers.

No. 5 and No. 7 are much altered. Central gable with tile hanging, concrete tiled roof, replacement windows and porch extension. Dental string course at first floor level with hipped pantile roof and exposed east rafters. Central brick chimney stack. Twentieth century additions have seriously compromised the original character of this range.

Middle range of 3 dwellings, Nos. 9, 11 and 13

No. 9 - central brick chimney stack, clay pantile roof, red brick with original sashes intact. New front door of unsympathetic design. Brick dentil eaves course.

No. 11 as No. 9.

No. 13 front elevation much altered with insertion of unsympathetic square window and plastic foul drainage goods. Unsympathetic replacement windows.

Third range: Nos. 15, 17, 19, 21.

Generally as the second range.

No. 15 - original sashes intact.

No. 17 - unsympathetic replacement windows and door.

No. 19 - original sashes intact although no vertical glazing bars on other examples. Poor replacement door.

No. 21 - original sashes intact. Glazed door.

In general terms these cottages are in reasonable condition although twentieth century alterations has had an adverse impact on their character and appearance. The quality of the townscape would also be improved more appropriate fencing/hedging between the front garden areas, which contain off street parking facilities.

No.s 4 & 6 Intwood Road

These are a pair of Victorian semi-detached properties. Whilst original windows have unfortunately been replaced with upvc units the houses still retain much of their original character. They have a traditional slate roof, dentil eaves detail, rubbed brick arches and projecting plinth. The garages for each property are late c20 but have a traditional slate roof and are generally in keeping with the character of the houses.

St. Peter's Church

A grade II* listed building of great importance to townscape quality.

The Vicarage

Part of the interior is believed to date from the mid fourteenth century. Because the house was made from stone it survived the fire of 1570. Several extensions were added during the nineteenth century, during which the Gothic windows facing the churchyard were inserted. Unfortunately the quality of the building has been compromised by more recent alterations as previously referred to.

The house has a flint west wall, colour-washed render to the east wall and rendered quoins to the front range. The roofs are all clay pantile. The gables to the front range are taken up above the earlier roof line and have kneeler stones at the eaves.

The Barn at the entrance to Jewsons

The barn bears the date 1797 seen at the east gable end. As the building has a flint base, part or all of it may have been rebuilt at that date. This is a typical Norfolk agricultural building with red brick walling and pantile roofs. The roof to the south sweeps down to ground floor level

The Patteson Room

This was built in 1911 when Mrs. Isabella Patteson paid £500 for a club room for agricultural workers and male servants in the village. It is an interesting building, which although not listed has good townscape quality. It has a plain tile roof of varying shapes, a prominent brick chimney stack and typical Victorian ridge ventilator. In recent years the building has been subject to unsympathetic additions to the west with asbestos cement roofs.

No. 15 Newmarket Road

This house is believed to have been built about 1860 for the Miller's assistant. It has now been completely refurbished. Much of the original character of the front elevation has unfortunately been lost by the installation of plastic windows.

Pond Farm House

This is a listed building and is part timber framed. It is also the only thatched building in the village. The earliest part dates from around 1500 and there are seventeenth and nineteenth century additions. The present house consisted of three cottages before extensive renovation in the 1970s. The road elevation is particularly vulnerable to the effects of traffic and is protected by a metal vehicle barrier. This elevation will require continued and thorough maintenance.

Milestone

This is a listed structure and dates from around 1770, being placed on the north-east corner of Pond Farm House soon after the road was turnpiked in 1767. It is in limestone and records the distances to Norwich and Thetford.

Water Pump

This structure is also listed and dates from 1835. It was originally erected 600 metres to the west over a 22 metre borehole opposite the entrance to the previous Tustings Nurseries. It is one of six pumps erected between Cringleford and Wymondham for the Norwich and Thetford

Turnpike Trust, to provide water for laying the dust on the road. When the Cringleford Bypass was built in 1974 the pump was moved to its present position on the green where it now stands.

Newmarket Road - North Side

Mill House – grade II listed

The Domesday Book records a mill here. It was rebuilt after the great fire of 1570, but again destroyed by fire in 1916. The present Mill House was rebuilt in 1795 by Laurence Candler.

Ford End – grade II listed

This house was rebuilt after the fire of 1570 and had major renovations in the late eighteenth century when the brick front and the Dutch gable were added. The building was used as a Public House called The George between about 1620 and 1780. The second “manor” recorded in the Domesday Book was sited nearby. Further significant additions were carried out in the 1920s.

Cringleford House/Rosiland House – grade II listed

The central part, now two dwellings, was rebuilt in the Georgian style in 1794, probably for Throrer Buckle whose memorial stone is on the wall of the church. The wings were added in the nineteenth century by the Patteson family who lived there from 1831 to 1912.

Hill Grove – grade II listed

This was built around 1780 for John Ewing, a member of one of the leading families in Cringleford in the late eighteenth and early nineteenth centuries. It was the home of the Tusting family for about fifty years after 1921 and is now a residential home for the elderly. It is much altered and its original character somewhat compromised by the change of use.

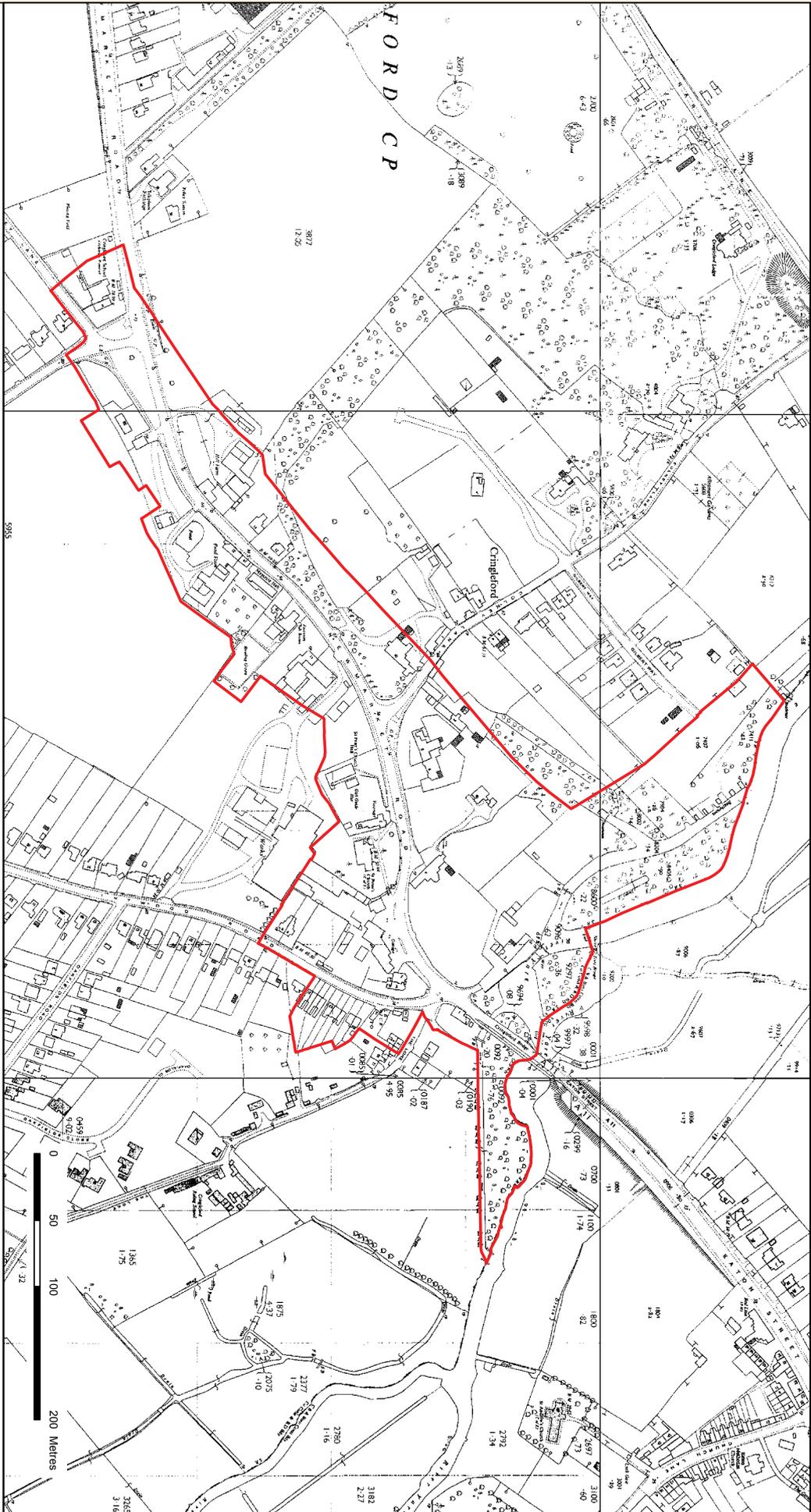
Hill Farm

The farm buildings, recently converted into houses, date from about 1820. Originally it was called Stone House Farm but during the last century was known as Corporation Farm. The earlier building fronting the road has unsympathetic modern timber windows and untidy wire grilles at ground floor level.

The School House

This Victorian house was built in 1858 on the site of the village pond. It is a double fronted Georgian style dwelling with hipped slate roof. The original sashes are still intact and the central door has a rubbed red brick arch. Victorian school buildings have been added to the west and are included in the conservation area.

Cringleford Conservation Area - 1959 - 1965 Historic Map



Key
 Conservation Area

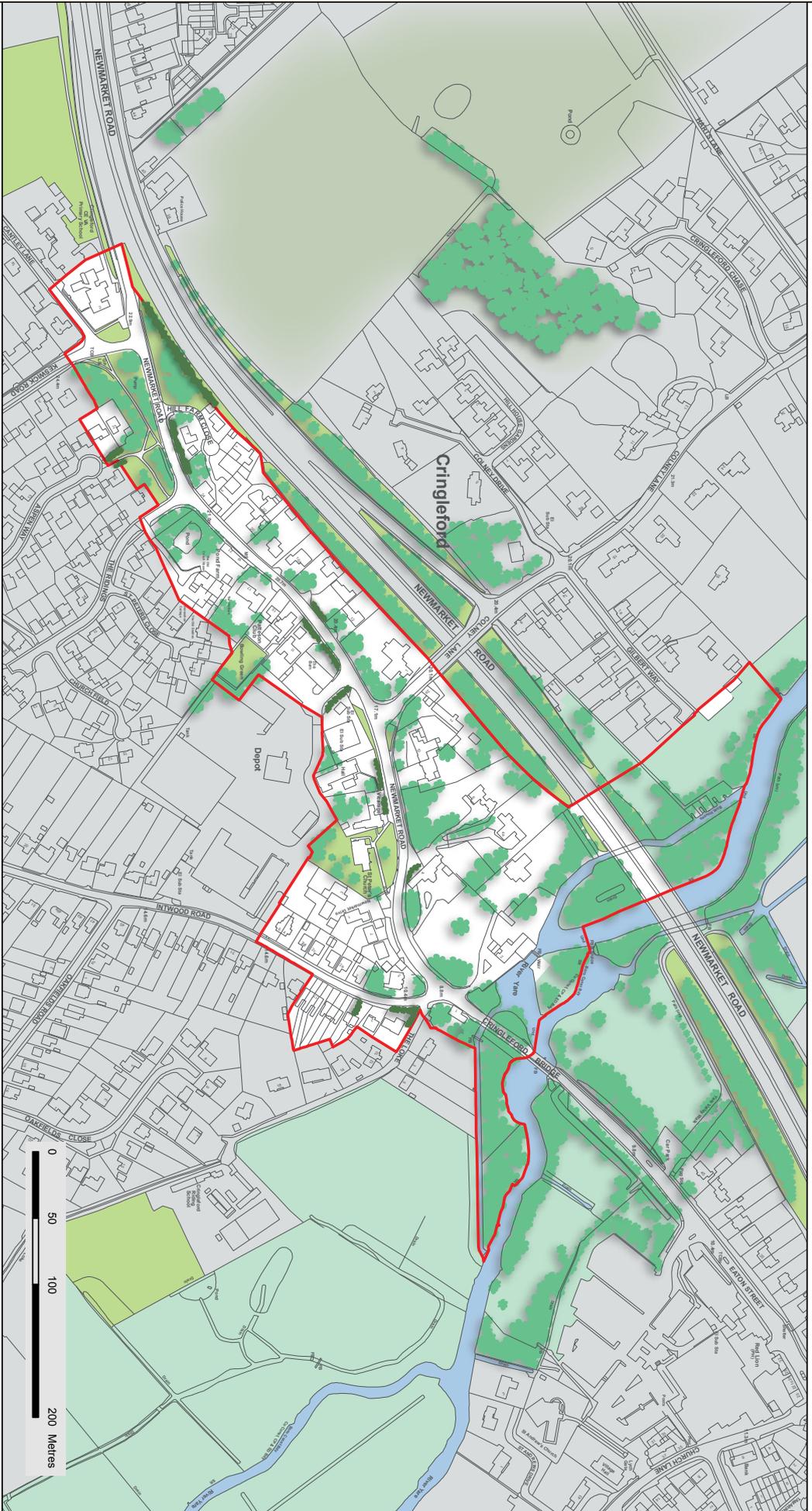
Scale at A3 - 1:3,000
 Date: October 2014

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Cringleford Conservation Area - Natural Character



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- Key**
- Conservation Area
 - River
 - Water Meadow
 - Open Space
 - Trees
 - Hedges
 - Scrubland

Scale at A3 - 1:3,000
 Date: October 2014

Appendix 3 Conservation Areas

The majority of conservation areas are historic settlements and often include a number of buildings which are designated as 'listed buildings', in recognition of their individual architectural or historic value. However, the character of conservation areas depends on much more than the quality of individual buildings. They take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, use of materials and street furniture.

Within the conservation area;

- Buildings and other structures are protected from substantial demolition
- Works to trees are controlled by giving the local authority six weeks to consider whether a Tree Preservation Order (TPO) should be made
- Some minor developments (such as stone cladding, the positioning of satellite dishes and dormer windows), which do not require consent outside conservation areas may require consent within the designated area
- Special attention must be paid to the desirability of preserving or enhancing the special character of the conservation area throughout the planning process
- Enhancement schemes are the subject of public debate
- Reviews take place from time to time.

Appendix 4 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, proposals for the preservation or enhancement and the 'management' of conservation areas can be best achieved when there is a sound understanding of the special interest of the conservation area.

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

The new NPPF replaces all the previous Planning Policy Statements. Section 12, paragraphs 126 to 141 cover: "Conserving and enhancing the historic environment".

2. Joint Core Strategy - Policy 2: Promoting good design

3. Saved Policies of the South Norfolk Local Plan

IMP2	Landscaping
IMP3	Protection of Important Spaces
IMP4	Important frontages
IMP5	Streetscape
IMP6	Visual impact of parked cars
IMP11	Demolition of Listed Buildings
IMP12	Redevelopment following demolition of Listed Buildings

IMP13	Alteration of Listed Buildings
IMP14	Buildings at Risk
IMP15	Setting of Listed Buildings
IMP16	Demolition in Conservation areas
IMP17	Alterations and extensions in Conservation areas
IMP18	Development in Conservation areas
IMP19	Advertisements
IMP20	Shopfronts
IMP21	Illuminated advertisements
IMP22	Corporate signs
IMP 23	Control of advertisements in the open countryside
IMP 24	Illuminated advertisements in the open countryside
IMP 25	Outdoor lighting

4. South Norfolk Local Plan

South Norfolk Council is currently reviewing and revising local policies, in the development policies DPD which will be part of the new Local Plan (LP). In the meantime the more specific local policies included in the Saved Policies of the South Norfolk Local Plan (1998) are still relevant.

Appendix 5 Archaeology

The Norfolk Museums and Archaeology Service compile records of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER). The NHER contains 86 entries for the parish of Cringleford.

Appendix 6(i) Listed Buildings In The Cringleford Conservation Area

Cringleford Bridge	(Grade II* and scheduled Ancient Monument)
The Mill House	
No. 4 Newmarket Road	Ford End House
Nos. 8 & 10 Newmarket Road	Cringleford House and Rosiland House
No. 1 Colney Lane	Hill Grove House
Nos. 19 - 21 Newmarket Road	Pond Farm House
Newmarket Road	the Church of St Peter (Grade II*)
Newmarket Road (south side)	Milestone against Pond Farm House (south side)
Newmarket Road (south side)	Water Pump

Appendix 6 (ii) Unlisted Buildings in Long Stratton Conservation Area of Townscape Significance

Newmarket Road (south side)	No.1 The Vicarage The Patteson Room No.15 No.3 (including garage)
Newmarket Road (north side)	No.24
Hill Farm Close	No.s 1 & 3
Intwood Road (south side)	No.s 5-21
Intwood Road (north side)	No.s 4 & 6
Keswick Road	The School House

Appendix 7

Sources and references (for this review)

English Heritage: Guidance on conservation area appraisals, 2006
English Heritage: Guidance on the management of conservation areas, 2006
English Heritage and CABE: Building in Context: New development in historic areas

Appendix 8

Contacts:

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Broads Authority - 01603 610734
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