

FOULSHAM CONSERVATION AREA



CHARACTER APPRAISAL BROADLAND DISTRICT COUNCIL

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FOULSHAM CONSERVATION AREA CHARACTER APPRAISAL

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FOULSHAM CONSERVATION AREA

CHARACTER APPRAISAL

INTRODUCTION

A Conservation Area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. The conservation of the historic environment can enhance the quality of life of those who live or work in the area and, by attracting visitors, can benefit the local economy. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities are required to review existing Conservation Areas and, where appropriate, consider the designation of new ones.

Factors which contribute to the special quality of a Conservation Area may include:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting in the landscape
- the character of the spaces between buildings, including walls, hedges, trees and ground surface materials
- views both within the area and from outside

The District Council is committed to the protection and enhancement of the historic environment of Broadland. The Foulsham Conservation Area was designated in 1977. An illustrated report was published in 1978.

The Conservation Area boundary was drawn tightly around the built-up central core of the village, which includes almost all its significant historic buildings and open spaces. However, two landscape zones were also included: at the northern end of the village, the large meadow opposite Church Farm, with its park-like trees, and, at the southern end, the large meadow opposite Hendry’s yard. Both these open spaces are important in establishing the character of the village at its two main entrances.

This statement identifies and reaffirms the special architectural and historic character of the area and makes recommendations for the enhancement of the area. It also rationalises the boundary by adding two small areas of land at the north end of the village, near the church.

HISTORICAL DEVELOPMENT

The name of the village is thought to derive from the Old English : Fugol (a personal name, but also meaning “bird”) and ham (a village, estate or homestead). The most likely meaning is “Fugol’s village or homestead”. In Domesday Book (1086) the village is referred to as Folsham.

A Bronze Age hoard of 141 socketed axes was discovered to the west of Workhouse Lane, north of the village, in 1953.

In 1086 the King held the lordship of the manor. In the following century, Richard I, on his return from the Crusades, granted it to Sir Baldwin de Betun. Then, for four hundred years, it was passed down by inheritance through the Mareschals, the Morleys and others until in 1582 it was sold to Sir Thomas Hunt (see his fine monument in the church) and later to Sir Jacob Astley.

Though there would have been an earlier church on the site, the present parish church dates in part from the thirteenth century (“Early English” style), in part from the fourteenth century (“Decorated” style) but mainly from the late fifteenth and early sixteenth centuries (“Perpendicular” style). The arms of the Morleys can be seen in the west doorway.

Until the Reformation in the sixteenth century there were two guild chapels in the church: Holy Trinity and St Catherine’s. There was also a famous statue of St Botolph: a pilgrimage to it in 1506 is recorded.

Records of the thirteenth and fourteenth centuries show a large number of mercers of Norfolk origin working in the City of London. The name Foulsham (after the man's place of origin) occurs amongst them. Mercers were dealers in small goods, in this case probably various fabrics of Norfolk origin, including worsted cloth.

The Old Hall in Reepham Road was built in the sixteenth century by the Themelthorpe family. It was later acquired by the Skippons, one of whom was a famous Parliamentary general in the Civil War. There is also a moated site just east of the village.

In 1660, following the restoration of the monarchy and of an episcopal church, clergy of the established church who refused to accept the revised Book of Common Prayer and the authority of bishops were evicted from their livings. There were thirty three evictions in Norfolk, including Richard Worts of Foulsham. On the other hand, Independents, who saw no need for a national church, could continue to meet in buildings other than the parish church; and one such congregation, of fifteen members, was recorded as meeting at Guestwick.

This tradition of non-conformity, both within and outside the ranks of the established church, may perhaps account for the later strong growth of Nonconformity in Foulsham. The considerable number of small tradesmen in a village this size could also be a factor here. The Baptist Chapel dates from the 1820s and the Primitive Methodist Chapel (now converted to a house) from the 1870s.

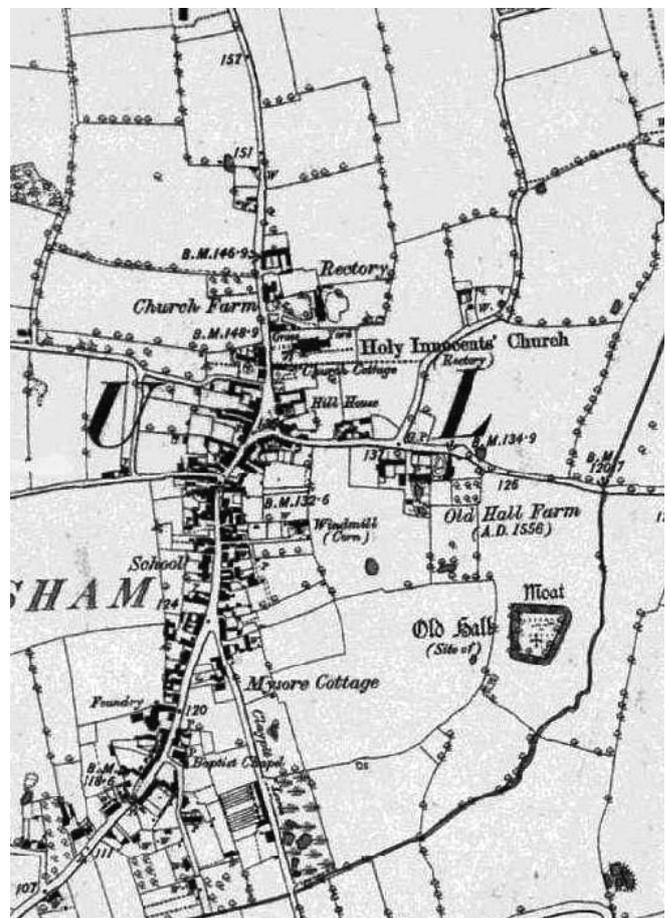
During the late eighteenth and early nineteenth centuries the Enclosures created the field pattern more or less as it is today. The rotation of crops pioneered by Coke of Norfolk resulted in increased profits from agriculture. This enabled wealthier farmers and tradesmen - now beginning to acquire some of the tastes of the landed gentry - to build the large Georgian houses in and around Market Hill. These sites had become vacant since the disastrous fire of 1770 which, exacerbated by the storage of gunpowder, destroyed many buildings and seriously damaged the church. The Rector, the Reverend Thomas Quarles, wrote in 1842 that the new houses were much superior both in size and look to their predecessors.

Kelly's Directory for 1900 gives an indication of the large number of shops, crafts, trades and professions which at that time were able to flourish

in a large village like Foulsham. Listed are over twenty retail outlets, four public houses, the post office, a bank, two surgeons, a tax collector and a coal dealer; while trades and crafts were represented by miller, builder, carpenter, brick and tile maker, thatcher and basket maker, blacksmith, wheelwright, gunsmith, saddler, shoe maker, boot maker, watch maker, engineer and machinist. The population (1891) stood at 1,015. The village was served by the Great Eastern Railway with a station at the bottom of Station Road and there was a regular carrier service to Norwich. There was also a station a mile and a half away at Guestwick on the Midland and Great Northern line. There was a fire brigade with a superintendent and twelve men. Though the market had been long discontinued, an annual "cattle and pleasure fair" was held every May.

The development of public education in the late nineteenth century was reflected in the building of the Board School in 1876. In 1897 the Frost Memorial Hall was built for use as a mens' club.

In 1887 the church was "restored" and re-furnished much as it is now, but in 1895 it suffered gale damage.



Ordnance Survey Map 1st Edition

The twentieth century has seen a marked decline in the self-sufficiency of smaller rural communities, owing to the ever - increasing use of the motor car and the growth of large super-markets in the towns, while the growing mechanisation of agriculture has greatly reduced the number of people employed locally. At the same time the steady expansion of education has meant that post-Primary children now attend schools further afield, while a growing affluence, coupled with the coming of radio and television and now the internet, has widened people's horizons and expectations. Nevertheless, thanks to its location and its size, together with the continuing presence of church and chapel, school and post office and three shops as well as two related building firms in the village, Foulsham remains a distinct community, albeit very different to what it was.

LOCATION AND SETTING



Foulsham is about eighteen miles north-west of Norwich about a mile north-east of the main Norwich to Fakenham road (the A1067). The approach from this direction, along Hagg Lane, is over a high plateau, with wide open views in all directions. But then the land drops away gradually to the stream which forms the southern boundary of the village. North of the stream the land gradually rises again towards the Hindolveston Road, with the church in a prominent position at the north end of the village. The landscape surrounding the village is dotted with small woods and plenty of hedgerow trees: together these appear as almost continuous tree belts. Seen from the higher ground to south and north, the village remains largely hidden.

Its situation at the crossing of minor roads, accessible from - but well clear of - a main traffic route, has given Foulsham the best of both worlds. As an important local centre historically, it has attracted trade and the building of fine houses, a grand church and a school: at the same time in more recent years, it has been spared heavy modern through traffic and large-scale residential development.

FORM AND CHARACTER



The village is linear in form, with more or less continuous development from the bridge at the southern end to Church Farm at the northern end. For convenience it can be divided in to three sections: Station Road, running north-eastwards from the bridge to an open triangular space in front of the Queens Head; the High Street running north from the Queens Head to Market Hill and, finally, Hindolveston Road running north from Market Hill. Principal branch roads leading off this central spine include Guist Road and Reepham Road heading, respectively, west and east from Market Hill. Minor branches include Claypit Lane (at the junction of Station Road and the High Street), Chapel Lane (off Station Road) and Twyford Lane (off the High Street).

Station Road

The view of the village from the bridge is framed by hedges on either side. On the left are the field hedges and trees of the open meadow: on the right, the clipped domestic hedge and trees of a modern house with a large garden.



Gentle curves in the road allow buildings to be seen from an angle and give a sense of enclosure: trees and hedges close the view southwards, while buildings – including the Chapel – close the view northwards. The buildings along Station Road are very mixed in age and character. With the important exception of two terraces of houses towards the north end, there are no continuous frontages.

The Listed buildings in Station Road are:



Station Farmhouse: a substantial early eighteenth century brick house with a black pantiled roof. It has a fine door, doorcase, sash windows and cornice - all in need of skilled conservative repair if they are to survive. The front garden wall, also of interest, is partly missing.

Bracken Brae: a small late Georgian house.

Bethany and Falgate House: an early nineteenth century pair of small semi-detached houses, with original doorcases, sash windows and railings.

Bramblings and Jasmine Cottage: a fine pair of brick houses with giant pilasters and original railings. Jasmine Cottage has been poorly re-pointed.

The Baptist Chapel: a fine example of Nonconformist architecture of the period (dated 1826) with a good doorcase and other features. The saddle-backed walls marking two sides of the forecourt appear original – were they originally joined by front railings ?

Un-Listed buildings of interest in Station Road include a number of eighteenth or nineteenth century houses. These are:

On the “west” side, Foundry House (spoilt by the use of concrete tiles on the new porch); The Olde Bakehouse (a fine doric doorway, but spoilt by unsympathetic window replacements); The White House (gable end hard on to road and with exemplary modern brick garden wall fronting the street); No.61: unsympathetic window replacements (though better for being set back in their openings); Clematis Cottage: gable hard on to road, and with former shop to north (used for storage).

On the “east” side, Hendry’s builder’s office (later extended southwards); the house adjoining Hendry’s; Ormonde House (of flint - unusually large and galletted - and brick dressings, but spoilt by unsympathetic window replacements); West View (set back beyond an open paddock-cum-garden); The Terrace (a uniform terrace of cottages with all its original front windows and doors); a pair of semi-detached cottages north of The Terrace (undergoing renovation at time of the survey); Unicorn House (unsympathetic windows, though better for being painted dark to contrast with the pink painted wall).

Other buildings of interest include the former stable and hayloft, converted to a house, to the rear of the house north of Longcroft, the outbuilding between Ormonde House and West View; the former stable and hayloft south of Bramblings.

A considerable number of new houses have been built in Station Road, filling in between the hitherto more scattered earlier development at this end of the village.

Most of the modern houses are detached or semi-detached, and either two storey, single storey or

storey-and-a-half. They vary also in style. They are generally set back from the road, some with open frontages (or with posts and chains or rails), some with low front walls, others with high fences. With one notable exception, no attempt has been made to relate them – or the spaces between them - to the traditional village, although those in larger gardens with high boundary fences, trees and hedges, are less intrusive. The exception is Longcroft, which fits in well, with its gable end hard on to the pavement.

“Traditional” design, if it is attempted at all, needs to be good. Two pairs of semi-detached houses, recently built south of Station Farmhouse, are a case in point: their proportions, type of brick and windows and doors details are unconvincing – the more so when set beside the genuine article next door. The modern house adjacent to Ormonde House, while following the roof line of the older building, has unsympathetic windows and choice of brick.

Others are terraced. Of these, the most successful attempt to relate to the traditional street scene is a group on the “west” side: Nos. 27-29 and 41-43 “hold” the street front and an archway leading to single storey houses behind (Nos. 31 to 39) behind picks up a traditional village theme. Another terrace, Nos.58-66, is less successful: the variety of front boundary treatments – low walls, pierced concrete blocks, iron gates, hedges – give a fussy appearance.

Foundry Close, built on the site of the former foundry, is a typical modern suburban development of detached houses. It is disappointing that no thought has been given to relating to the street: the combination of vision splays, single houses and open frontages on both corners results simply in a bleak wide open break in the street frontage.

Front boundaries are most important to the street scene. High brick walls are invariably successful (adjoining the White House for example) whereas high fences (for example fronting Terrire, Viewpoint and The Bungalow at the top end of Station Road and surrounding the Electricity Sub-station) look temporary and soon get “tired”.

Open spaces can be an asset or an interruption to the street. Spaces which make a positive contribution here – in addition to the meadow by the bridge (referred to earlier) - are the paddock-garden in front of West View and the small field north of The Terrace. Spaces which detract from the street are the area north of the electricity sub-station and the gravel garage forecourt north of Foundry House.

The High Street



The High Street is the heart of the village. It is closely built-up on either side. A gentle bend in one direction along its southern half merges into a more pronounced bend in the opposite direction towards its northern end, where it widens like a funnel to Market Hill. These bends enclose the view looking north - until the last minute, when it opens out to Market Hill and the church beyond. The view looking south is similarly enclosed, but it opens out more gradually as it expands into the space by the Queens Head and beyond down Station Road.

In contrast to Station Road, all the buildings fronting the High Street date from the eighteenth or nineteenth centuries, giving it a most satisfying architectural unity. There are continuous frontages on parts of both sides, but many buildings – or groups of buildings – are separated by lokes, leading to further buildings behind the street frontage. Three small groups of trees play a vital role in the street scene. The majority of buildings are painted, though several are of red brick.

The Listed buildings in the High Street are:

The Old King's Arms: a former public house of eighteenth century date, with single-storey bay windows. It was restored by the Norfolk Preservation Trust.

Dial House: a small nineteenth century house, with a sundial over the door. It stands isolated between the yard of the Old Kings Arms and Twyford Lane. It was restored by the Norfolk Preservation Trust.

Glenmore House and Glenmore Cottage: this pair

of three storey houses bring an unexpected urbanity to the scene as the street approaches Market Hill.

Market House: a former public house of late seventeenth century date, but with an earlier core and central chimney. One of the few buildings to survive the great fire of 1770 and now used as a builders' merchant' office, it presents a somewhat "dead" appearance on this very central site facing Market Hill.

Mill House: a fine medium sized house of the early nineteenth century, demonstrating the seemingly effortless ability to design and build well in this period. It has a good timber door surround and railings. The Listing includes the garden wall and former coach house behind.

The garden wall north of Ivy Farmhouse: this wall, with blind arches, is an important feature following the curve of the street opposite the Old King's Arms. It needs skilled conservative repair.

Rose Villa: an early nineteenth century house with its gable end hard onto the road. Together with three-storey Glenmore opposite, it makes a "pinch-point" in the street, just before it begins to widen towards Market Hill: not ideal for modern traffic, but a vital feature in this traditional townscape. It has original railings to the south.

Bank House and Market Stores: a house dating from the seventeenth and eighteenth centuries with a nineteenth century shop front. The house has a good door and surround. The building has recently been renovated.

All the non-Listed buildings in the High Street are important elements in the townscape. Several are of interest in their own right. Some may perhaps be eligible for Listing. They are all shown in the Appendix. The most significant are:

On the west side:

Horsefeathers, the adjoining house and the Post Office: an attractive white painted group with a converted coach house behind.

The Old Pharmacy: a substantial nineteenth century house at right angle to the road and set back behind the former shop. The house is marred by mock sash windows. To the south a fine pebble-flint wall screens a large garden. Its mature trees are an important element in this part of the village

Foulsham Primary School with the adjoining (former) school house: an excellent example of a

late nineteenth century school in a gentle Gothic style, with original railings.

Three cottages: individually unexceptional, but forming a pleasing group round a long narrow shared yard, with an iron arch over the entrance.

Former bank: single-storey, now empty.

The Limes: a substantial red brick house set back from the road, with railings, walls, gate, trees and outbuildings tying it into the street. Its sash windows appear to be original.

Hazeldown Residential Care Home: an important element in the continuous street frontage, with an archway to the back yard and garden. Spoilt by plastic mock sash windows and a non-traditional rough masonry paint finish to the brickwork.

East View: a small house, incorporating a former shop with a pair of small-paned bays. Original triple sash window to the left of shop front. Spoilt by two mock sash windows above.

The Village Store: The break in the frontage made by Twyford Lane and the bend in the street at this point make this modest building, with its front to the lane, unexpectedly prominent. Its gable end is hard on to the street.

On the east side:

The Queen's Head public house: this most attractive timber-framed building of one storey and attic with a steep roof, "commands" the important open space at the junction with Station Road and Claypit Lane.

Lingerwood House: a small Georgian house with a low-pitched hipped roof (black pantiles to front only). Rendered and painted front with surviving sash windows and a two-bay former shop front.

The Frost Memorial Hall: date 1897, in the Arts and Crafts style, of red brick and timber framing. Beginning to show signs of neglect. Traditional telephone box in front.

A group comprising Praze House (a small nineteenth century house, spoilt by plastic bay windows and mock glazing bars) and an adjoining cottage to the south (an attractive small late Georgian house).

Former Primitive Methodist Chapel: of red and white brick, converted to a house. Good railings.

A group comprising Bayfield House (spoilt by mock hardwood plastic windows), Bayfield cottages (to

the rear, currently being renovated) and The Fish Shop (single storey, attractively painted terra cotta colour).

Aukland Cottage: set back behind a garden, black glazed pantiled roof, good iron gate, spoilt by mock sash windows.

A group south of Mill Drive, including No 26 (a small two-bay house, with black glazed pantiled roof, spoilt by design of window replacements) and Cedars, to the rear. The attractive drive leads to the remains of the former windmill, now converted into a house.

Harmony House: attached to north of Listed Mill House, but spoilt by window replacements.

Ely House: a medium sized house, spoilt by window replacements.

A group comprising Old Brew House (a solid three bay house with porch, set back behind good railings and with good sash windows), together with, to the rear, Ivy Farm and, to the north, the former stables. The arcaded front boundary wall (Listed – see above) is a significant element in this group and in the street scene.

Albion House: a medium sized house set back behind a garden with front wall and hedge screening it from the road. Traditional windows. It relates well to Rose Villa (Listed) next door, which faces over its garden.

Fern Cottage: not Listed, but attached to Rose Villa.

While many buildings in the High Street have been altered, there are virtually no new buildings in the street. Immediately to the north of the Old Pharmacy a pair of new garages has been built, facing a small attractively paved and planted forecourt and making - out of an all too common need - a positive contribution to the scene. A little further south, on the site of a garage, a new terrace of "town houses" to the rear of Horsefeathers is nearing completion. While they hardly impinge on the street itself, they make a positive contribution to this tightly knit area. Building materials and details, as well as ground surfacing and screen walls, have been well considered.

Market Hill



In contrast with the enclosed character of the High Street, Market Hill is very open. As befits a road junction doubling as a market place, the space itself is broad. Yet this space is surrounded, not by continuous frontages, but by individual buildings: some of considerable grandeur. Perhaps surprisingly for a market place, there is only one shop front. Unlike in the High Street, the predominant material here is red brick.

At its centre is the War Memorial enclosed by railings. Its immediate surroundings have been enhanced by paving, planting and traditional-style lamp posts.

Listed buildings in Market Hill are:

on the west side :

(Market House: see under High Street above).

Foulsham House: a grand eighteenth century house of red brick, with a fine doric porch.

(Virginia House: see under Hindolveston Road below).

on the east side:

Hill House: a fine nineteenth century house of red brick, with a later extension facing Reepham Road. It has a most attractive porch and good railings.

Ivy House: a fine eighteenth century house, with modern porch and bay windows in keeping.

There are two non-Listed buildings of interest in Market Hill.

On the west side:

The Old Coach House: until recently a residential home, comprising a short two-storey frontage and a long cottage-style rear wing of one and a half storeys, which faces south onto a former lake converted to an attractive garden.

On the east side:

The Old Bull Inn: a simple three bay house with central doorway, somewhat spoilt by standard modern windows (including shallow bows). Important for its visual relationship with the church beyond as well as for its key position in Market Hill.

Garden wall to Foulsham House.

The only modern buildings in Market Hill are the terrace of houses on the south side, linking the High Street and Reepham Road. They are a big disappointment for such an important site. Their scale and staggered layout bear no relationship to the townscape, while elements such as windows and doors, chimneys and roofs relate poorly to the neighbouring older buildings.

Hindolveston Road



Apart from one new house on the west side, the road entering the village from the north remains unaffected by modern development. The open meadow on one side, with its trees and hedgerows, complements the church, the former rectory and Church Farm on the other side, as it has done for well over two hundred years. The substantial farmhouse and barns, built hard up to the road, contrast with the grand Medieval church and

eighteenth century rectory: the one with its tower dominating the village from a raised vantage point, the other with its classical façade, lawn and sweeping drive framed by trees. Further south, where the road merges with Market Hill, the space is funnelled by buildings hard up to the road on either side: on one side the houses facing the street, on the other at right angles to it. There are attractive views in both directions, although the view south is spoilt by the modern houses facing north on to Market Hill.

The Listed buildings form a majority in Hindolveston Road. They are:

on the west side, a fine eighteenth century frontage comprising:

Virginia House: three storeys high, with a fine doorcase, this is essentially one of the group of large houses on Market Hill.

Church View and London House: a semi-detached pair, again of three storeys, with a backdrop of trees to the north.

On the east side:

Church House: a nineteenth century house, with its tarred back elevation facing the churchyard an important element in the view looking towards Market Hill. Wooden fence spoils its setting.

Holy Innocents Church: now mainly in the Perpendicular style of the fifteenth century, this splendid church is given even greater stature by its position on rising ground. Also specifically Listed are the west and south churchyard walls and a table tomb in the churchyard.

Parish Rooms, Barn and Engine House: a fine barn dating from the eighteenth century formerly belonging to the Rectory, with an engine house added in the nineteenth century, it is now the Parish Rooms. Set at right angles to the road, it separates churchyard and rectory garden.

The Old Rectory: a classic example of a large eighteenth century "squarsonage" set in extensive grounds. Garden walls to the north are also marked as Listed on the local authority's map, though they are not included in the D of E's description.

Church Farm House: a seventeenth century house with steep pitched roof but with a nineteenth century Georgian front façade complete with nice doorcase. Garden walls and railings included specifically in the Listing.

Non-Listed buildings of interest are:

Building attached to east end of former Rectory Barn.

Barn and other farm buildings formerly belonging to Church Farm: currently being converted.

Church Farm Cottage.

Reepham Road

Although a few new houses have been built along Guestwick Road (outside the Conservation Area), the eastern approach to the village is still dominated by Old Hall Farm house and its walls and trees; while the eye is still "led" into the village by the long wall of the farm buildings and yard west of the house. The slight rise and bend in the road give added prominence to the Old Hall. The Old Hall complex is only loosely linked to the main part of the village. The north side was developed in the nineteenth century with the building of a number of well proportioned small to medium sized houses. Behind are several outbuildings of interest. The south side was developed in the twentieth century by new houses set back from the road (only their front gardens are in the Conservation Area).

The only Listed building is:

Old Hall Farm House (grade II*): the substantial, and highly picturesque, remaining fragment of a much larger house of the sixteenth century, featuring gables, a stair tower, decorated terra cotta chimney stacks, diapered brickwork and much more. Brick boundary walls are Listed separately.

Non-Listed buildings of interest, all on the north side, are:

St Margaret's: a small house hard up to the road, with original sash windows and door case.

Foundry Cottage: a small house set back behind front garden, with good railings.

No 1: a small house hard up to the road, together with outbuilding to the rear and boundary walls. Spoilt by mock sash windows.

Guist Road

The western approach to the village has seen much modern development, blurring the distinction between village and countryside. Most of this development, whether along the road itself or off Blofield Drive, is outside the Conservation Area. Within the Area, on the south side, lie the new Rectory and, further west, a small group of new

houses: the Rectory has made use of an existing wall to give privacy to the back garden, while remaining easily accessible from the front. Its open frontage, with mown grass and a tree, contrasts with the untidiness of the site prior to its development which was noted in the 1978 report. On the north side of the road lie a small meadow and a substantial early twentieth century house (Doctor's House) set in extensive grounds: both meadow and house are surrounded by high hedges and trees, giving this side of the road a rural character which should be retained. Looking east over the roof tops there is a good view of the church tower.

Twyford Lane

This narrow lane runs westwards from the High Street between Dial House and the Village Store. Within the Conservation Area, on the south side Russell Cottage and the Coach House and on the north side a converted barn are all of interest. There is an attractive view looking east towards Albion House framed by boundary walls and buildings. Further west, but outside the Conservation Area, the distinction between village and countryside has been blurred by modern residential development linking through to Guist Road.

Claypit Lane

This lane leads from the Queen's Head road junction to join Gunn Street to the south. For much of its length, outside the Conservation Area, it has been subject to modern residential development. Within the Area, on the east side The Gamp and on the west side St Giles House and Amber Cottage and the adjoining cottage are all of interest. Amber Cottage is spoilt by window replacements. There is a good view looking north towards the south end of the High Street and the trees of the Old Pharmacy.

Chapel Lane

This narrow cul-de-sac leads south from Station Road by the Baptist Chapel. Only the northern half is in the Conservation Area. Nos 2 and 4 on the east side are of interest, but spoilt by window replacements, alterations to openings and the type of brick used in an extension. There is an attractive view looking north between hedges on either side towards the Chapel with its huge black glazed pantiled roof.

TRADITIONAL MATERIALS



The character of Foulsham owes much to the traditional use of a limited "palette" of building materials. Some of these are indigenous to the area (e.g. red brick, red and black pantiles, timber frame, clay lump, sand-lime render and flint); some have come from other parts of Norfolk (e.g. gault brick: originally creamy-white but weathered to grey); others have been imported from further afield (e.g. stone and slate).

Until the coming of the railways the materials brought from elsewhere were generally confined to the more prestigious buildings. Stone was used on the church. Black pantiles were used on a number of buildings, but, though indigenous, they would have been more costly. Until the fire of 1770 there would almost certainly have been several thatched roofs, but none survives today. Rendering may conceal either timber frame or clay lump, though there are no records of either surviving.

No traditional ground surfaces survive in the village. Almost all the hard surfaces in public areas are tarmacadam or asphalt. Concrete setts are used around the War Memorial in Market Hill.

THINGS WHICH DETRACT FROM THE CHARACTER OF THE AREA

A lot has been done since 1978 to address problems identified at that time. In particular, very few buildings are now falling into decay or are without a use and almost all houses which were lacking basic amenities have been modernised and improved.

The problem now is very different. Some older buildings have been demolished, diluting the traditional character of the village, while some of the new buildings erected do little to enhance it. More serious in Foulsham has been the steady erosion of the character of traditional buildings by unsympathetic alterations. Ironically, most of these alterations – in particular the replacement of windows – are part of well-intentioned improvements which have given many properties a new lease of life. Necessary improvement and the conservation of traditional character need not be mutually exclusive: the aim should always be to marry the two.

The use of wood fencing rather than traditional brick walls, to screen properties fronting the main streets, also detracts from the character of the village.

OPPORTUNITIES FOR ENHANCEMENT

Some of the proposals for enhancement put forward in the 1978 report have been implemented or, in some cases, are no longer relevant. Some of them, on the other hand, remain to be carried out. These, together with new proposals, are described below.



- Paving and planting around the War Memorial, recommended in 1978, has been carried out. But the proposal to close the road along the east side of Market Hill has not been implemented: this might be reconsidered with further public consultation on options to further improve the setting of the War Memorial.
- The electricity sub-station was identified as an eye-sore in 1978. It is now recommended that the surrounding fence be replaced by a traditional high brick wall.
- While the interwoven fence in front of Station Farm, identified as an eye sore in 1978, has now gone, half of the front wall is missing. It is recommended that it be replaced to match the existing section of wall.
- While the gap in the Station Road frontage south of Foundry House, identified in 1978, has been closed by a garage, this does not visually fill the gap. The replacement of gravel on the forecourt by paving setts would be an improvement.

- A recommendation in 1978 that the asbestos roof of the [former] Barclay's Bank be replaced by pantiles is again put forward.
- A recommendation in 1978 that all streets be provided with signs has been implemented. The sign to Chapel Lane is however now missing and should be renewed.
- A recommendation in 1978 that streets lighting standards should be replaced with better looking ones when the opportunity arises is again put forward: the present standards are ugly and do not enhance the village.
- The undergrounding of overhead cables, which are a significant feature in many views throughout the village, was recommended in 1978. It is again put forward.
- A shoppers' car park, whose provision was recommended in 1978, is still needed. Not least, it would facilitate the removal of parking from round the War Memorial (see above).
- Grey House, Station Road. It would be improved by a more attractive painting scheme and more appropriate windows.
- The setting of the fine Baptist Chapel would be much enhanced if the concrete in front were replaced by attractive paving.
- The house immediately north of the Baptist Chapel would be enhanced if the tarmac forecourt were repaved in a more attractive material.
- Planting two or three trees in the open space between the electricity sub-station and the modern terrace to the north would enhance the space and the street.
- New uses should be found for the single storey former shop north of Clematis Cottage in Station Road and the single storey former Barclays Bank south of The Limes in the High Street.
- The replacement by a traditional high brick wall of the long stretch of wooden fencing on the east side of Station Road (opposite Bramblings and Jasmine Cottage) would do much to enhance this end of the street.
- A paving scheme for the large open space in front of the Queen's Head public house, preferably joined to the building itself on its east side, would greatly enhance what is at present a wide expanse of unrelieved tarmac.
- The replacement by a traditional brick wall of the wood fence in front of Church House, Hindolveston Road, would enhance this otherwise attractive part of the village.

APPENDIX A

THE EFFECT OF DESIGNATION

DESIGNATION

Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to identify Conservation Areas and to designate them after consultation with the Parish Councils concerned, statutory undertakers and with other interested bodies.

PUBLIC PARTICIPATION

Any application for permission to carry out development which affects the character or appearance of the Conservation Area must be publicly advertised on site and in the local press not less than 21 days before it is determined by the Local Planning Authority. This may in some cases apply to developments on the fringe or margins of the Conservation Area where it is considered the proposed development may affect the character or appearance of the Conservation Area.

DEVELOPMENT CONTROL

New Development

The local planning authority, as a general rule, will require that all planning applications for building works are accompanied by detailed plans and drawings. These drawings should illustrate proposed elevations in relation to existing and adjoining buildings or their immediate surroundings.

The local planning authority must pay particular regard to the character of the Conservation Area and the possible effect any proposed development may have. Factors taken into consideration will be layout of buildings, scale, shape and form. A high standard of design and materials will also be expected. Peripheral elements such as design of walls, fences, planting and the visual effects of providing for vehicular traffic, e.g. access, parking areas, vision splays will similarly be considered.

It is desirable, therefore, that details of proposals should be discussed with

Development Management Officers or Conservation Officers at an early stage, preferably before submission of formal planning applications.

Alterations and Extensions/ Permitted Development

The form of control relating to alterations and extensions differs between Listed and unlisted buildings within Conservation Areas. The Town & Country (General Permitted Development) Order permits, within certain limits, alterations or extensions to any building* without the need to obtain specific planning consent. However, any proposal to alter or extend a Listed Building, 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 Permitted Development Order both planning permission and Listed Building Consent will be required.

Owners of unlisted buildings can extend or alter their properties within the limits of permitted development without the need to obtain consent. In some situations such alterations or extensions can have a detrimental effect upon the visual amenity of the street scene and character of the Conservation Area.

The local authority would therefore encourage owners who wish to alter or extend their houses, to do so in a sympathetic manner. The authorities' Conservation Officers will be pleased to give advice on matters of design and use of materials.

If the local authority is satisfied that in the interests of conservation it is necessary and expedient to bring under control any particular class or classes of 'permitted development', application may be made to the Department for Communities and Local Government for a Direction under Article 4 of the Town and Country (General Permitted Development) Order 1995, for that purpose.

*building means in this case, a dwellinghouse Town and Country (General Permitted Development) Order 1995.

Satellite dishes

The siting of a satellite dish on the chimney stack

or on the roof slope or any elevation fronting the road, on a dwelling house within a conservation area, requires consent from the council.

Demolition

With minor exceptions, no building within a Conservation Area may be demolished without the consent of the local planning authority. Additionally, demolition of a 'Listed Building' requires Listed Building Consent and the approval of the Secretary of State.

Where a building which is of particular importance in maintaining the character of a Conservation Area has been allowed to decay, the Secretary of State may direct a local authority to ensure that repairs necessary to make the building weatherproof are carried out.

Tree Preservation

It is an offence to fell, lop, top, cause wilful damage, destroy or remove a tree in a Conservation Area without first giving the local planning authority at least 6 weeks notice in writing. In that period, the authority may either seek to preserve the tree by serving a Tree Preservation Order in which case express consent then be obtained for any remedial work. If no such Order is served then work can proceed.

For trees which are already the subject of Tree Preservation Orders express consent of the local planning authority must be obtained before any remedial work is undertaken.

DESIGN GUIDANCE / HEDGEROW LEGISLATION

Window Replacements

Window replacements are often the most serious threat to the appearance of our conservation areas and may even affect the value of properties.

The replacement of timber windows with PVCu is likely to result in several problems

- The material cannot reproduce profiles and detailing of traditional joinery
- The variety can destroy the visual harmony of the streetscene
- The material is not as easy and economic to repair as timber
- It does not have the biodegradable qualities of timber when redundant, creating an

environmental land fill hazard.

NB: All complete window replacements are now required to achieve minimum insulation values – please consult the Building Control Section at Broadland District Council.

In the interests of conservation, local authorities are also empowered to relax the requirements under Building Control Regulations when considering proposals for the restoration or conversion of historic buildings.

Other repairs that can have a detrimental impact include:

- Alterations to roofing materials
- Inappropriate repointing techniques
- Inappropriate repointing materials
- Painting, rendering or cladding brickwork
- Removal of decorative architectural features such as stone or window surrounds
- Installing modern plastic rainwater gutters and downpipes

Careful repairs are as important as major alterations and extensions.

Important Hedgerows

Under the Hedgerow Regulations 1997 (S1 No. 1160):

- It is against the law to remove most countryside hedgerows without permission.
- To get permission to remove a hedgerow you must notify your local planning authority.
- If the authority decide to prohibit removal of an important hedgerow, it must let you know within 6 weeks.
- If you remove a hedgerow without permission (whether it is important or not) you may face an unlimited fine, you may also have to replace the hedgerow.
- For further information regarding the hedgerow legislation see D.O.E. leaflet 'The Hedgerow Regulations – Your Questions Answered'.

GRANTS

Grant assistance may be available for both listed and unlisted buildings or structures which are of amenity value to the conservation area, both for repair and enhancement. Grants may also be available for tree work / planting. Contact the Conservation Section at Broadland District Council

APPENDIX B : LISTED BUILDINGS IN THE CONSERVATION AREA

Ref. No.	Grade	Street	Building
6/1	II	High Street	The Old King's Arms
6/2	II	"	Dial House
6/3	II	"	Glenmore House and Glenmore Cottage
6/4	II	"	Market House
6/5	II	"	Mill House
6/6	II	"	Garden Wall of Ivy House
6/7	II	"	Rose Villa
6/8	II	"	Bank House and [former] Market Stores
5/9	II	Hindolveston Road	Virginia House
5/10	II	"	London House and Church View
5/11	II	Hindolveston Road	Church House
5/12	I	"	Church of Holy Innocents
5/13	II	"	Churchyard wall to west of church
5/14	II *	"	Table tomb NW of west door of Church
5/15	II	"	Churchyard wall to south of church
5/16	II	"	Parish Rooms, Engine House and Barn to Old Rectory
5/17	II	"	The Old Rectory
5/18	II	"	Church Farm House
6/19	II	Market Hill	Foulsham House [formerly Listed as The Coach House]
6/20	II	"	Hill House
6/21	II	"	Ivy House
6/29	II *	Reepham Road	Old Hall Farm House
6/30	II	Reepham Road	Old Hall Farm House Boundary Walls
6/24	II	Station Road	Station Farm I House
6/25	II	"	Bracken Brae
6/26	II	"	Bethany Cottage and Falgate Cottage
6/27	II	"	Bramblings and Jasmine Cottage
6/28	II	"	Baptist Church

APPENDIX C : UNLISTED BUILDINGS OF INTEREST

The following buildings and boundary walls within the Conservation Area are not included in the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State. Nevertheless they are considered by the District Council to be of sufficient interest, as townscape and/or in their own right, to warrant every effort being made to maintain their special character. Buildings marked with an asterisk (*) are suggested additions to the List.

Chapel Lane

Nos. 2 and 4

Claypit Road east side

The Gamp

Claypit Road west side

St. Giles House

Amber Cottage and adjoining cottage

Guist Road south side

Garden wall to west of the Rectory

Guist Road north side

Doctor's Lodge

High Street east side

- Queen's Head public house
- Lingerwood House (with good shop front)

Frost Memorial Hall

Praze House and adjoining house

The Fish Shop and outbuilding behind

Bayfield House and Bayfield Cottage

Aukland Cottage

Former windmill

No 26

The Cedars

Harmony House

Ely House (No. 32)

Old Brew House (No. 34) (including railings)

Ivy Farmhouse (including garden walls) and outbuilding to north

Albion House (No. 36)

Garden walls to (Listed) Rose Villa

- Fern Cottage (adjoins Listed Rose Villa)

High Street west side

Post Office (No. 1)

The Old Pharmacy (including pebble flint garden wall)

- School House and School (including railings)

Group of cottages around shared courtyard north of School, including Rest Awhile, Retreat and Sunrise

Former bank (single storey)

- The Limes

Blakes Cottage

Hazeldown Residential Care Home

East View (with good shop front)

Village Store

House adjoining north of (Listed) Glenmore Cottage

Hindolveston Road east side

Garden walls to rear of Church Farmhouse

Farm buildings north of Church Farmhouse

Hindolveston Road west side

Church Farm Cottage

Garden wall to (Listed) Old Rectory

Outbuilding attached to east of Parish Room

Hindolveston Road west side

Garden wall south of (Listed) Church House

Market Hill east side

The Old Bull Inn

Market Hill west side

The Old Coach House (residential home)

Garden walls to north and west of (Listed)

Foulsham House

Reepham Road south side

Old Hall farm buildings and boundary wall

Reepham Road north side

Outbuilding and boundary wall east of Hill House
(the house faces Market Hill)

No. 1 (including outbuilding to rear)

Foundry Cottage (including railings and former
forge building to rear)

St Margaret's (including garden wall to west)

Station Road south-east side

Hendry & Sons builders' office (except modern
extension at one end)

Cottage adjoining Hendry & Sons

Ormonde House (including outbuilding to rear)

West View

* The Terrace (Nos. 28 to 42)

Pair of cottages south of junction with Chapel Lane
(48 and 50)

Unicorn House (No. 56)

Station Road north-east side

Pair of cottages approx. 60 metres west of Station
Farm (on side track)

Former stables and hayloft, converted to house
(behind Grey House)

Foundry House

The Olde Bakehouse

White House (No. 51) and outbuilding to south

No. 61

Clematis Cottage

Horsefeathers

Former stable and hayloft converted to house
(behind Horsefeathers)

Twyford Lane south side

Russell Cottage

The Coach House

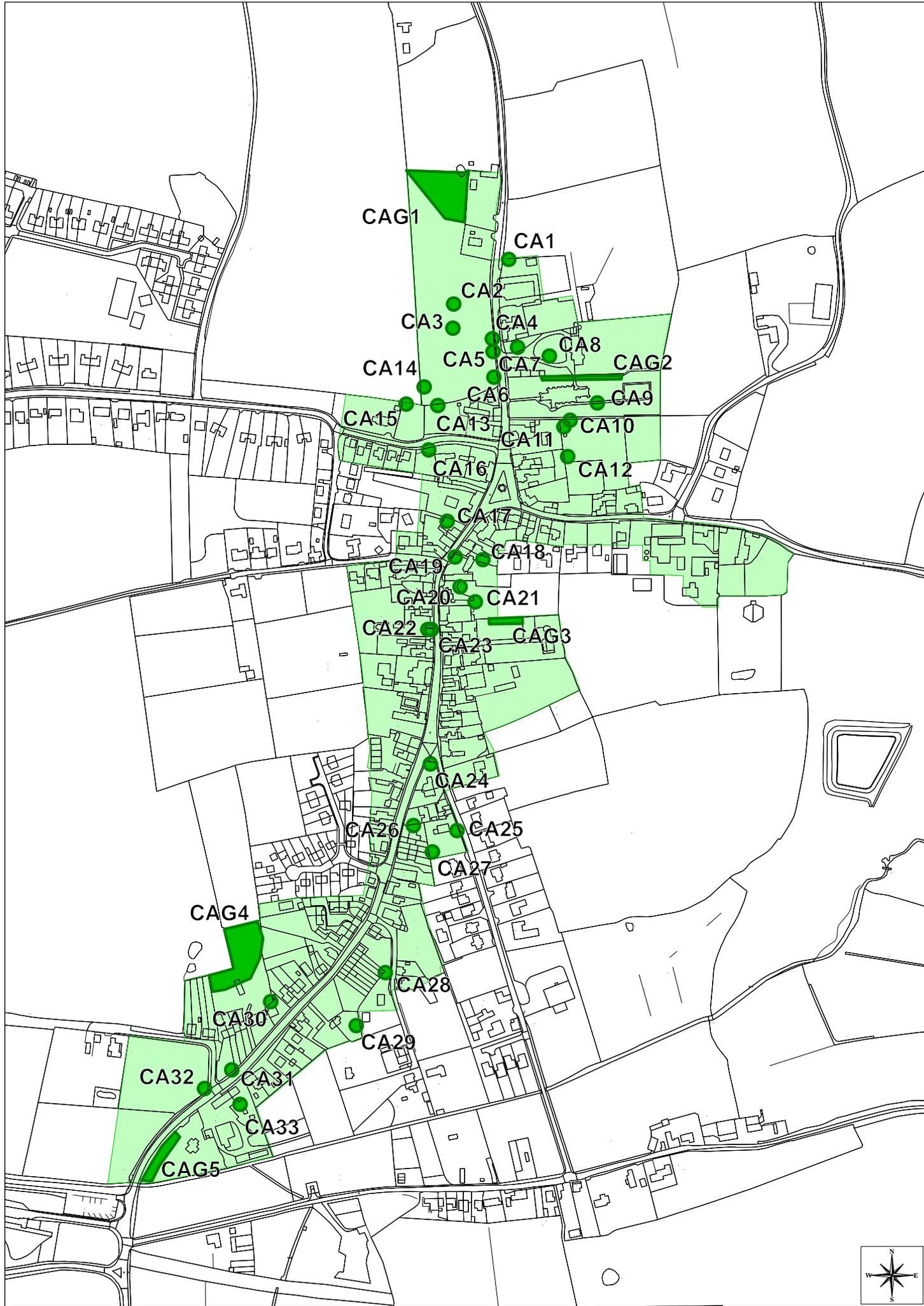
Twyford Lane north side

Former barn converted to house (including garden
walls to south and east)

House adjoining Village Store

APPENDIX D: SIGNIFICANT TREES, NOT THE SUBJECT OF TREE PRESERVATION ORDERS

Tree Number	Species
CA1	Common Ash
CA2	Sycamore
CA3	English Oak
CA4	English Oak
CA5	English Oak
CA6	English Oak
CA7	European Beech
CA8	Sweet Chestnut
CA9	Western Red Cedar
CA10	Sycamore
CA11	Common Ash
CA12	Copper Beech
CA13	European Beech
CA14	Common Ash
CA15	English Oak
CA16	European Beech
CA17	Common Ash
CA18	Silver Birch
CA19	Rowan
CA20	Common Walnut
CA21	Weeping Willow
CA22	Copper Beech
CA23	Copper Beech
CA24	Weeping Willow
CA25	Sycamore
CA26	European Beech
CA27	Common Ash
CA28	Common Ash
CA29	Common Ash
CA30	English Yew
CA31	Common Ash
CA32	English Oak
CA33	Weeping Willow
CAG1	English Oak
CAG2	English Yew
CAG3	European Beech
CAG4	Common Ash, English Oak, Sycamore
CAG5	Common Walnut, Red Oak, Norway Maple, Silver Birch, Copper Beech



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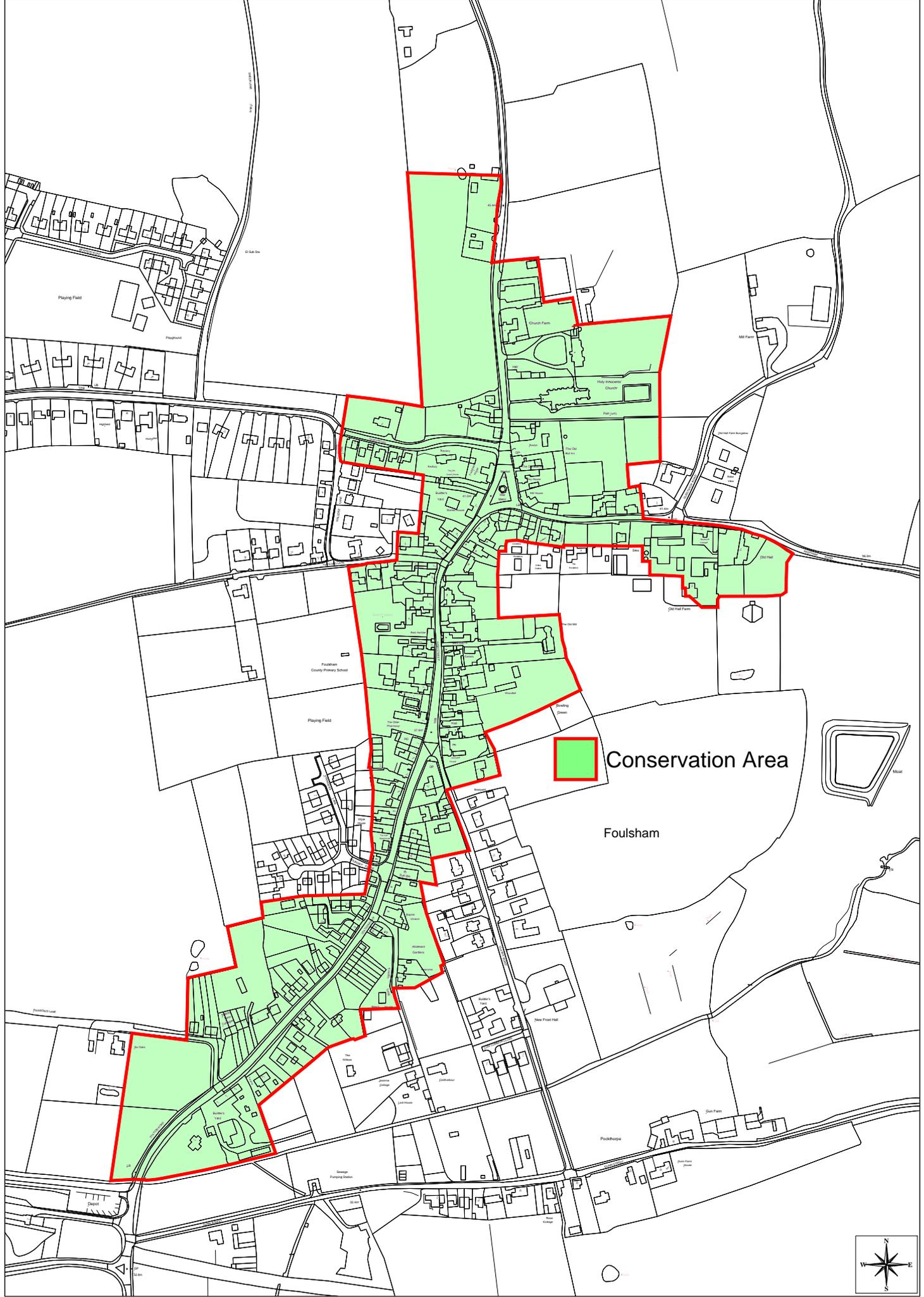


broadland.gov.uk

Foulsham - Significant Trees December 2008

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APPENDIX E : CONSERVATION AREA BOUNDARY



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