



Kimberley

Draft Conservation Area Character Appraisal and Management Guidelines

July 2022



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Introduction



Church of St Peter set amongst trees

The conservation area is in two parts : one an attractive village green designed as part of the renewed landscape of Kimberley Hall, the other developed to support the expansion of the railway network. The varied style of the dwellings are set within a wider rural setting.

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

Key Characteristics

- Association with Kimberley Hall Estate, both in terms of the landscape and the distinctive design of their buildings
- Traditional village green
- Dominance of mature trees
- Buildings supporting railway development

Historical Development

The name “Kimberley” is an Old English name meaning “Cyneburg’s woodland clearing”. Kimberley and Carleton Forehoe were originally two hamlets which were united as one parish in 1935. Both areas owe their existence to the historic presence of the Wodehouse family whose seat, Kimberley Hall, lies close by, although the Hall itself is in the parish of Wymondham. The Green is largely an 18th century creation, associated with the landscape changes by Lancelot Capability Brown in 1762 and again in 1778. The Station and its estate cottages, owe their existence to the entrepreneurial flair of the Wodehouse Family in responding to the new means of rural transport.

The Wodehouse family first appear at Kimberley in the late medieval period. Sir John Wodehouse acquired the estate by marriage to the heiress of Sir Thomas Fastolfe. He built a new manor house in which Queen Elizabeth was famously entertained on her progress to Norwich in 1578.

The Manor House was demolished in 1659 and a new hall built to designs by William Talman. This was enlarged in the following century by the additions of four corner towers built in “Holkham Style” in the 1750's. Finally, colonnades were added by the architect Salvin in the early nineteenth century.

Kimberley is the burial place of John Jenkins (1592-1678), one of our earliest identified instrumental composers. He was a residential musician at Kimberley. His epitaph is an amusing example of local seventeenth century speech and sense of humour.

"Under this stone rare Jenkins lie,/ The master of the Musick Art,/ Whom from the Earth the God on High,/ Call'd unto Him to Beare his Parte./ Ag'd eighty six October twenty sev'n/ In Anno Seventy Eight he went to Heav'n".

In more recent times, the Old Smithy was demolished in the 1980s and replaced by a house on the same site taking some inspiration from its predecessor.

The railway came to Kimberley in 1847 with the opening of the Wymondham to Dereham branch line by the Norfolk Railway. This company was subsequently taken over by Great Eastern Railway with the track doubling and a new station with two platforms in the 1880s and the station renamed Kimberley Park. Today it is a station on the heritage Mid Norfolk Railway.

The station historically had a goods siding with a loading docks and cattle pen. In more recent times five sidings were created to the north and used for storing Greater Anglia modern diesel multiple units before they came into service in 2021.

The population of the parish has risen since 2001 when it was recorded at 121 in 52 Households, with the latest figure at 148 in 2021.

Character Assessment

Setting

Kimberley Green is part of a designed landscape set next to the woodland at the western edge of Kimberley Park. The gate lodge at the eastern edge of this part of the Conservation Area marks the transition between public open green and private, enclosed parkland while the ancient trees link the two in one composition. To the north east the landscape setting is more open with gently undulating fields divided by hedgerows and trees. This is also true of the north western side of the Green where the orchard ground and paddocks of Green Farm, contrasts with the open landscape beyond. Further south and west, beyond Smithy House, the landscape setting is open with wide views falling away from the ridge and the open road. East and south east the perimeter tree belt of Kimberley Park forms both the setting and the enclosure around the Conservation Area. The B1108 falls gradually towards Kimberley Station, with the buildings set in a wider landscape setting with open arable fields to the east and west. At the southern end of this part of the conservation area, pasture fields lie beyond roadside hedgerows.

Conservation Area Boundary

The boundary of Kimberley Green includes the surrounding trees, cottages and gardens around the Green including the church, churchyard and the gate lodge to the Park. To the west of the B 1108 , Green Farm and its immediate surroundings are included. South of Wymondham Road the cottages by Smithy House are included. Here the boundary follows the edge of the tree line across Wymondham Road and through the woodland.

It is proposed to update the boundaries here to better align with existing landscape features and property boundaries.

The boundary of Kimberley Station follows the line of the road as it runs south downhill from Kimberley Green, from the first pair of estate houses in the north to the south boundary of Station farm with its barns and outbuildings. There are currently no proposals to alter this boundary.

Street Patterns and Historic grain

The Green is a traditional village green with cottages on the north and south sides, with Green Farm and its former outbuildings to the west, and the Church of St Peter and the gate lodge to the east. The spaces are also shaped and bisected by the roads; the softer lines of the B1135 in contrast with the more formal B1108.

Most of the cottages are similar in scale, and although of varying dates and architectural quality, and form an attractive composition. This unity of character is reinforced by the dominance of the trees on and around the Green which have a colossal scale in relation to the buildings. The slightly detached positions of The Church and Green Farm close the views.

The K6 telephone kiosk and post box, the former village pump and the village sign provide a welcome focus of attention. The buildings around Smithy House occupy a more private position in this setting, shrouded by trees.

The Station Road part of the area has a linear character, with successive pairs of dwellings on the east side of the road, until the station. Many have large gardens both to the front and rear, with three noticeable gaps to give access to the fields to the east. At the station, the small group of buildings is more concentrated, and varied, with walls or fencing bordering the road but in an open landscape, especially to the west and south.

Perambulation

Kimberley Green

At the northern end, Green Farmhouse and the various outbuildings to the west, form a significant group, although their wider impact is limited, being set well back from the road, and screened by the tall road side hedges. The house is a good example of mid-Victorian Tudor revival style, with patterned brickwork, tiles and decorative bargeboards. The red brick and pantiled outbuildings have been converted to a separate dwelling.



No 7 and The Green



Nos 1 & 2

Across the main road the first pair of cottages (No.7, The Green), on the Green are of the same style, but with a thatched roof. They have the same, highly decorative quality in design and materials with the Wodehouse crest on the chimney. The cottage, now one dwelling, is separated from the Green by a low metal railing. The modern rear extension is not seen from the Green but works well. New hedging would improve the hard line of the boundary fence to the B1108.

The next pair of cottages on this side of the Green (Nos. 5 & 6,) are modern, taller in scale but of a traditional form. The boundary treatments are different; low hedges, metal railings, or paling fences are successful in the area.

Next on this north side of the green are a pair of thatched colour-washed cottages (Nos. 3 & 4). Flat roofed extensions have been added at each end, and at the rear, and windows modernised. They represent a sympathetic post Second World War style of vernacular architecture.

Of identical design as their neighbours, but set at an angle to them facing across the Green, are a second pair of thatched cottages (Nos. 1 & 2,). The trees behind create an attractive backdrop.

In the eastern corner of the Green is St Peter's Church within its flint walled churchyard and gravelled entrance.

The tower of St Peter's Church is manifestly of two builds. The lower part is of fifteenth century date, with carefully set knapped flint and ashlar flushwork, with a later construction in brick and roughly coursed flint above dated 1631. The north wall of the church is of twelfth century date, while on the south wall is a modest porch with plain tiled roof.

If the opportunity arises, the sculpturing of the large tree trunk could add a feature to the setting.



St Peters Church



The School Lodge

The school lodge marks the entrance to Kimberley Park. The choice of cut ashlar and knapped flint makes it comparable only with the church in its construction materials. A wall in the same materials links with the churchyard wall to the north.

The lodge is of single storey with plain tiled roofs below a steeply pitched roof. It is the most Gothic of the estate cottages in the conservation area. The windows have leaded lights in metal frames. Ashlar chimney stacks are attached to the flank walls of each of the two elements and are scaled accordingly.

South of Wymondham Road (B1135) Smithy House is a modern, two storey, buff brick building with hipped, black-glazed pantile roof. It replaced the previous Smithy that was demolished in the mid 1980s. It has a single storey timber porch and a prominent but plain double garage in red brick. The pair form the south eastern enclosure of the green together with the cottage row adjacent.

At right angles, and forming part of the boundary to the Green, is a cottage (Nos. 9 & 10,). It is single storey with plain tiled roof, colour-washed brick, with a single central stack, perhaps too short for this setting, This modest building makes a telling contrast with both its later Victorian estate neighbours and the rebuilt smithy.

Former ancillary buildings to the south and east, tucked behind, are now converted to dwellings.

The K6 red telephone kiosk, and Victorian free standing red letter box, make a positive contribution to the conservation area, together with the village sign and pump.

Station Road

Starting from the northern end, there are three pairs of mid-nineteenth century estate cottages. These are all in the familiar mid- nineteenth century Tudor revival style favoured by the estate, and make a valuable contribution to the character of the street.

The northern and southern pair (Nos. 1 & 2, and 5 & 6) are listed. They share a high standard of decorative brick or flint work, steep plain tiled roofs with crested ridges and fretted barge boards. Yet they are not mirror images of each other; each makes its own statement within the overall design concept of estate buildings.

The unlisted pair of estate cottages (Nos. 3 & 4) between are simpler in detail but still of interest.



Tudor Revival – 5 & 6



The Railway Station

In most cases, the front of these houses has been developed affecting the setting of the houses, even where they are partly hidden by hedges or fences. The various outbuildings and extensive parking areas, are often over dominant.

Modern versions of these semi-detached houses have been built to the south, while a single hipped roofed house lies on the north side of the railway line

The former railway station, which stands adjacent to the level crossing gates, has been altered in recent times, with works still in progress. It consists of two elements, a house with a slate roof, joined to a single storey platform and booking office wing. The platform canopy has been removed but the details of the building below it remain in place. The style is identical to the other mid-Victorian estate buildings in the conservation area.

Station Farm Cottages adjacent to the station have a round coped brick front garden wall modified to allow vehicular access which serves a gravelled front garden. The cottages are semi-detached with a symmetrical elevation and good details which enhance its appearance.

Meadow Cottage, opposite Station Farm Cottages, is single storey with attic. It has an attractive bracketed timber porch, two hood moulded windows and fretted bargeboards complementing that of the porch below, while the roof is plain tiled.

The wall of Station Farm is noteworthy for its age, being contemporary with the mid-18th century listed farmhouse. It is built of red Norfolk brick, laid in Flemish bond with a shaped and shouldered brick coping. Much of it is now hidden by vegetation. It has a contemporary milestone in front of it.



Meadow Cottage



Station Farmhouse

Station Farmhouse is an excellent example of an early 18th century brick house, dated 1716. It has Dutch gables and brickwork of Flemish bond, with decorative brick detailing. The roof of the house is pantiled. Its windows have been altered, but conserve the triple light casements typical of the time of its construction. Two modestly pedimented dormers complete the design, each placed at the outer extremity of the roof plane, again characteristic of the period. The chimney stacks may not be original but are in the correct positions.

The farm buildings at Station Farm are visible from the road and form an attractive setting to the listed building. They include a flint and brick flank wall to the farmhouse garden. The outbuildings range from a low, black-glazed pantiled front range to a set of barns of increasing height and include stables and stock sheds of various dates.

Unfortunately, the house appears to be in poor condition and its garden and outbuildings have been neglected.

Materials & Architectural Details

The area displays red clay pantiles and plain tiles, terracotta and soft red brick, with elaborate decorative designs from the architecture of the Wodehouse estate. Colour washed walls are common, even the 20th century cottages are rendered. Contrasting with these are the Tudor revival pair of estate cottages which have a thatched roof, fretted barge boards and elaborate chimneys. Green Farm and the gate lodge contrast similarly with their non vernacular use of materials. Flint to the Church, with stone to the gate lodge.

Plain tiles and slate can be found in Station Road, with fine brick detailing and shaped barge boards. Timber windows, with metal casements and leadwork survive but many unlisted buildings now have modern versions in UPVC.



Thatch and eyebrow dormers



'Mock timber' and decorative bargeboards

Natural Character



Extensive tree coverage on the green

Trees and hedges make a significant contribution to the natural character of the conservation area and its setting.

The Green, on the east side of the main road, is largely surrounded by trees so its impact on the landscape at this end of the Hall estate is screened from approaches from the south, north and east. It does however, create a surprise view and impression at close quarters which adds considerably to the character of this northern part of the conservation area. The church yard also a quite reflective space. In contrast, the southern section is much more open with long views to the west and behind the houses to the east.

Street Furniture, Walls and Railings



Railway crossing gates

Around the Green are short paling fences or railings to the cottages with flint and brick walls to the churchyard.

There are historic level crossing gates to the Railway.

The K6 telephone kiosk and post box are a rare survival while the village sign and village pump are a focus in the Green.

The milestone is another precious survival.

The road signs at the junction are prominent.



K6 telephone box

Conservation Management Guidelines

Highways



The verges on the Green have been eroded in places while the access way to the cottages is in need of attention.

Consideration should be given to restoring the line of the Green and resurfacing the access ways

Painting/colour washing buildings



There is a variety of colours in the area, generally muted pastels to match historic limewash.

Colours should be well chosen to match existing palette of pastel colours based on historic limewashes.

Upgrading Windows and Doors

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

If door or window frames need to be replaced they should ideally be replaced with the original style of windows and materials. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past

Fencing and walls

It is important to retain the rural character of the area. High front boundaries, outbuildings and car parking with open frontages are often detrimental to the character and appearance of the area.

Boundary treatments require careful consideration to ensure the rural character of the area is preserved. In Kimberley, front boundaries should be defined by traditional hedgerows, picket fences, railings or walls under 1m.

Appendix 1 (i)

All buildings are grade II unless noted otherwise:

Listed Buildings

The Green	Church of St Peter (II*), Green Farmhouse, No 7, K6 telephone kiosk
Station Road	Nos 1 and 2, Nos 5 and 6, Station Farmhouse

Appendix 1 (ii)

Unlisted Buildings of townscape significance

The Green	Oak Lodge, Green Farm, 1 and 2, 5 and 6, 9 and 10. School Lodge, Walls to churchyard, Post Box, Village sign, Pump, No 8.
Station Road	Station House and former railway station, Station Farm Cottages, Meadow Cottage, Farm buildings at Station Farm, Milestone, Front walls to Station Farmhouse.

Appendix 2

Policy background

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

This position is reinforced as follows:

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

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

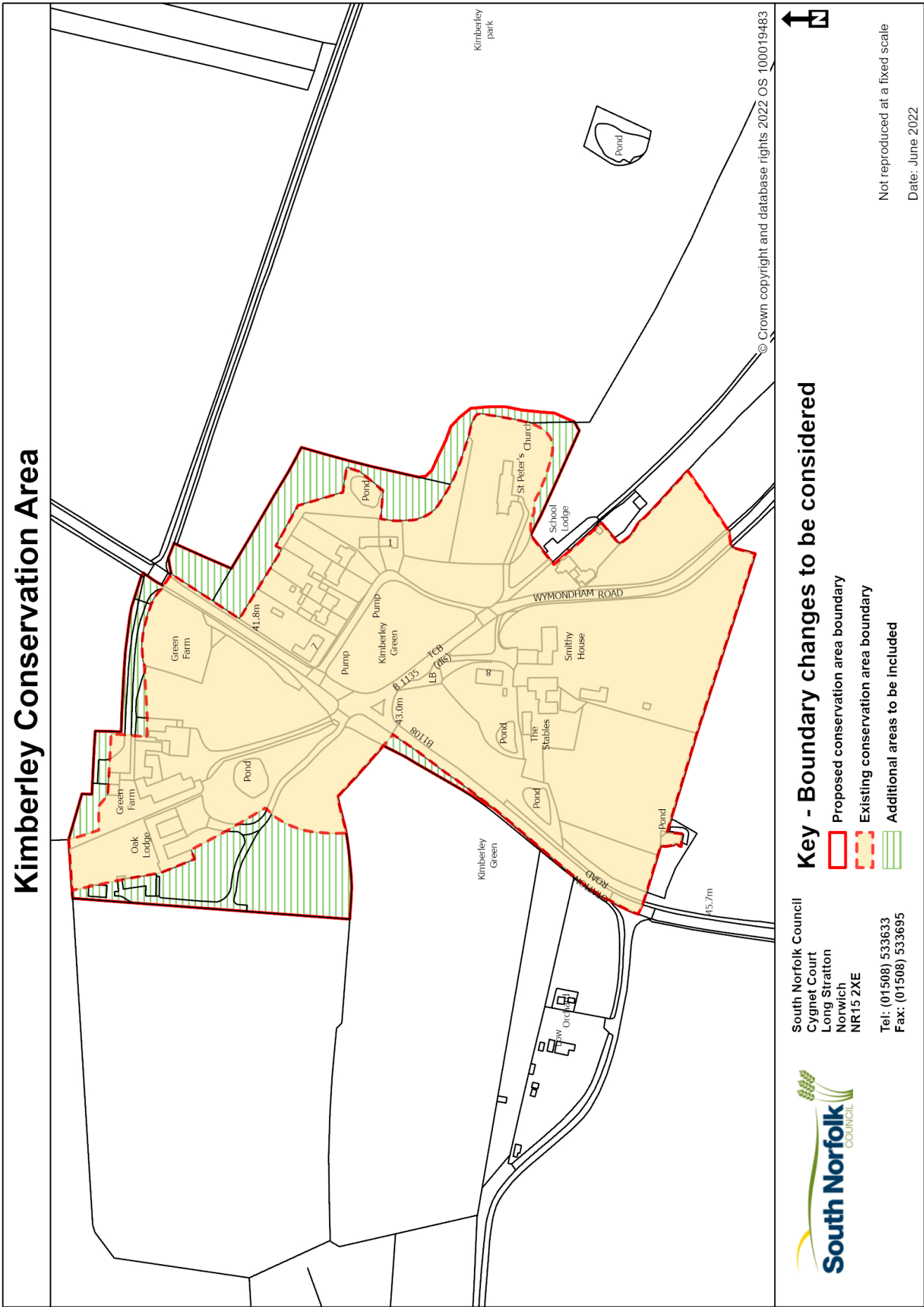
Department for Communities and Local Government. National Planning Policy Framework (NPPF) 2018 Paragraphs 184 to 202 cover “Conserving and enhancing the historic environment”.

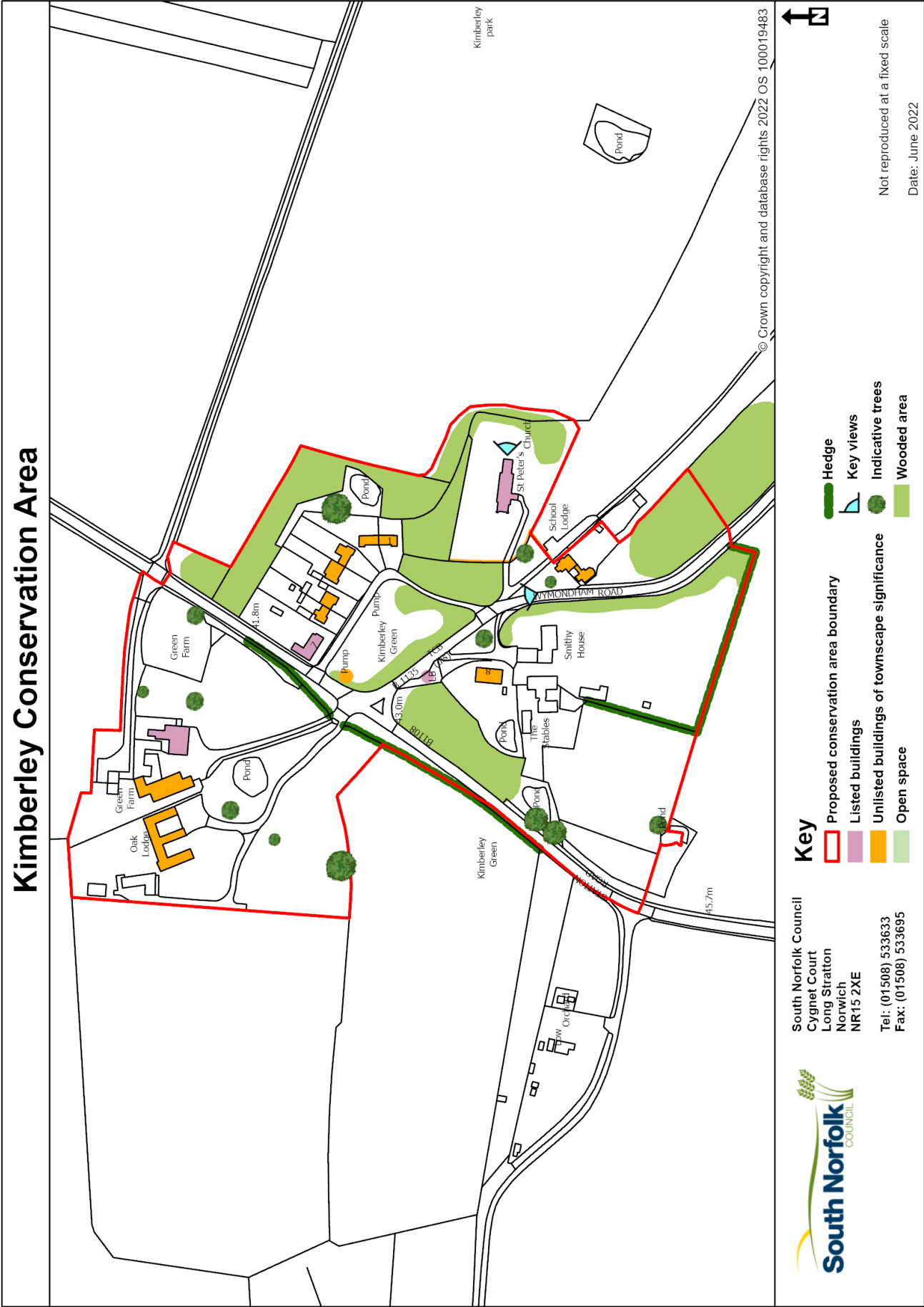
Joint Core Strategy- Policy 2 : Promoting Good design South Norfolk Local Plan

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

Public Consultation

This section to report the outcome of the public consultation being undertaken during July 2022.





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Key

- Conservation area boundary
- Listed buildings
- Unlisted buildings of townscape significance
- ▶ Key views
- Indicative trees

Not reproduced at a fixed scale
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