

REEPHAM CONSERVATION AREA



CHARACTER STATEMENT
BROADLAND DISTRICT COUNCIL
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CONSERVATION AREA CHARACTER STATEMENT: REEPHAM

CONTENTS

Introduction	2
Historical Development	3
Location and setting	5
Form and character	5
Things which detract from the character of the area	10
Opportunities for enhancement	11
Appendix A : The Effect Of Designation	12
Appendix B : Listed Buildings In The Conservation Area	15
Appendix C : Unlisted Buildings Of Interest	17
Appendix D : Significant Trees, Not The Subject Of Tree Preservation Orders	18
Appendix E : Conservation Area Boundary	19

CONSERVATION AREA CHARACTER STATEMENT: REEPHAM

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 Reepham Conservation Area was designated in 1972 and amended in 1978. An illustrated report accompanied designation.

This statement identifies and reaffirms the special architectural and historic character of the area. It includes two extensions to the 1978 boundary, to the south and north of The Moor, and between School Road and Bar Lane extending then east of Bar Lane to the south of Back Street. These areas have been added to safeguard the setting of parts of the existing

Conservation Area. There are also two areas which have been removed from the Conservation Area comprising the rear gardens of no’s 6 to 18 Smuggler’s Lane and most of the Ollands Road Estate which was constructed the early 1970’s. The report also makes recommendations for the enhancement of the area.

The Conservation Area includes a number of distinct parts, each with its own character:

- the historic town centre comprising the linked but contrasting spaces of the Market Place, enclosed by Georgian buildings, and Church Hill, dominated by the two Medieval churches and their raised yards, together with Back Street, Church Street and part of Norwich Road
- the areas immediately to the north, west and south of the town centre
- Moor House and its extensive landscaped grounds
- the loosely strung-out rural development along Reepham Moor

The Conservation Area Statement of 1972 grouped The Ollands and Moor House together as the “landscaped . . . grounds of two large houses”, but noted that the area was shown on the Village Plan as “future residential development”. It went on to note that development had already begun at The Ollands, while in the case of Moor House a landscape survey would be made to form the brief for any future development. The statement recognised that residential development in Reepham was in accordance with the Local Plan, which had identified it as a ‘local centre’ for the surrounding rural area, where some expansion of population would be appropriate.

It is in no small part due to the pursuit of conservation policies following Conservation Area designation that the historic centre, Moor

House and The Moor remain largely unchanged. By contrast, the open landscaped park of The Ollands has been altered beyond recognition by its development as a residential area and therefore most of this area has now been removed from the Conservation Area. The development has had an adverse impact on the setting of the historic centre by blurring the edge between the built-up area and the open country. However, the grounds of Moor House have not been developed and the house has been Listed, so it is appropriate that they remain in the Conservation Area, both on their own merit and because they link the town centre with Reepham Moor.

In Reepham there are many buildings of interest in their own right, some Listed, some not. The report which accompanied the designation of the Conservation Area in 1972 identified a small number of Listed buildings and a large number of non-Listed buildings of interest. Many of the latter have since been Listed. These are mostly in the central core area, but, interestingly, they also include Moor House – reflecting the growing appreciation of Victorian architecture.

The 1972 Statement encouraged the rehabilitation of decaying cottages and the finding of new uses for redundant buildings which contributed to the village scene. These aims have very largely been realised, though inevitably there has been some loss of the “patina of age”.



HISTORICAL DEVELOPMENT

The name Reepham is thought to mean a manor held or run by a reeve (from Old English *refa* + *ham*) A reeve was a manorial official responsible for the supervision of land under the feudal system. However, there is no mention of a manor of Reepham in the Domesday Book, the great survey commissioned by The Conqueror in 1087: it was considered to be part of Kerdiston manor and the monuments to the de Kerdiston family in St Mary's church bear witness to this. The parish boundaries are confusing: the present centre of the town stands at the meeting point of Hackford, Whitwell and Reepham, and their three churches were built side by side at this point. All Saints, Hackford, was destroyed in the fire which, in 1543, laid waste to the “most part of the dwelling houses” in the town, but Whitwell and Reepham churches survive and each had its own incumbent until the 1930s.

What is clear is that the present town developed as a trading centre for the local settlements. The market charter dates from 1277, although records show a market was in existence even earlier. There is still a small weekly market on the Market Place, but the cattle market was moved to the site of the present car park, where it remained the biggest in this part of Norfolk until the Second World War.

Until the closure of the cattle market Reepham remained an essentially agricultural centre. Farm machinery as well as livestock was sold in the market. With the building of the railway and of a station at Reepham, cattle could be easily transported to Norwich or London, though over shorter distances, to and from farms, driving “on the hoof” continued to be normal practice until well in to the twentieth century. Later in the century, economic considerations were to close both market and railway line.

Some idea of the variety of trades in Reepham in the late nineteenth century can be gleaned from White's Directory. In the 1867 edition we

find represented, in the combined four parishes of Reepham, Kerdiston, Hackford and Whitwell, no less than twenty-two different trades, many of them by more than one operator. There were fourteen "grocers or shopkeepers", four bakers, three builders or joiners, three bricklayers, three plumbers and two ironmongers. Trades directly dependent on agriculture or the cattle market included twenty-five farmers, two butchers with slaughter houses, two saddlers, two tanneries, a fowl and skin dealer and a wheelwright. Many small trades were home based, so we find eight shoemakers, seven tailors, two watchmakers, two milliners and a straw hat-maker. There were six inns and four "beer houses".

While the railway, linking Reepham to Norwich and the wider world, transformed life in the town, older methods of public transport existed alongside the new: a mail cart went daily to Norwich from the Sun Inn, carriers travelled the same route three days a week and an omnibus twice a week.

Brewing, begun by the Birchams in the eighteenth century, became in the following century the biggest industry in the town. Their extensive premises were situated between what is now Old Brewery Lane and Malthouse Yard. In the 1867 Directory they are described as "brewers, maltsters and spirit merchants". The Birchams were wealthy and influential and there were members of the family living at the Ollands, at Moor House and at Booton Hall as well as in the fine Old Brewery House facing onto the Market Place. The family owned extensive property in the town, which, it has been suggested, may account for the pleasing harmony between many facades in the centre of the town. No doubt many of the bricks came from the brickworks at Kerdiston. The brewery was sold in 1878 and the land on which it had stood put to a variety of new uses. Other industries included Eglington's agricultural engineering business which stood near Malthouse Yard. The workshop adjacent to The Old Stores in The Moor is a rare and little altered survival of its type.

The development of education in the late

nineteenth century led to the building of St Mary's National School on the Norwich Road and St Michael's National School in the churchyard (now the Town Hall). Today the town remains a centre of education, with the Primary School in School Road and the High School in Whitwell Road.

Methodism flourished in the Norfolk countryside in the nineteenth century. In Hackford there were three separate congregations: Primitive, Wesleyan and Reformed. Today there is one large Methodist chapel in Station Road.

In common with most small towns throughout the country, Reepham experienced a dramatic decline in its traditional business and industry during the twentieth century, due largely to the rapid development in road transport and new methods of communication. As a result, much of the life of the town has drained away. On the other hand it is a cleaner and less smelly place and people in general are healthier, better housed and better educated. New small industries and services have sprung up on the outskirts of the town and new houses and schools have been built for the growing population. Reepham is now a most desirable place to live in: big enough to provide for most daily needs yet small enough to retain a sense of community.



LOCATION AND SETTING

Reepham is about twelve miles from Norwich and is situated on a low spur of land above, and to the west of, the Eyn Brook. The valley through which the brook flows is pastoral in character, with meadows, marshes and woodland, in sharp contrast to the arable farmland on the higher ground.

The 1972 statement noted that the surrounding "landscape is generally open and undulating, affording fine views of the village from the south and east, from where it is seen as an irregular but compact group of buildings, set amongst trees and dominated by its twin churches".

The 1972 Statement identified a "landscape zone" adjoining the south and east sides of the town. This area extends about one and a quarter miles from the centre and provides the setting for the town on this side. While it was not formally designated as part of the Conservation Area, the Statement pointed out that "any substantial intrusion or detrimental change [in it] would injure the overall visual quality of the village". This "zone" remains open countryside, so that - from this side- the view of Reepham with its twin towers may still be enjoyed. On the other sides of the town, however, development during the last quarter of the twentieth century has "blurred" the old boundaries between town and country.

FORM AND CHARACTER

THE TOWN CENTRE

The Market Place, Church Hill and Church Street

This is the heart of Reepham. It has all the ingredients of the best traditional townscape. First and foremost it is an enclosed space, with solidly built up sides and with the exits not fully visible from within the space. The sides of the space are all totally irregular: there are no right angles or parallel lines, so the space is all the

time opening out or being squeezed in. There are two subsidiary spaces: the yard beside the Old Brewery House and the little green off Church Hill.

There are three principal exits: at Town's End, at the junctions of Church Hill and Norwich Road and Church Hill and Ollands Road. At Town's End, earlier demolition on the south-east corner has weakened the sense of enclosure, but more recent re-building on the south-west and north-east corners has helped, in part, to re-establish it. At Ollands Road the enclosure is greatly weakened by the single-storey flat roofed supermarket on the corner. At Norwich Road the enclosure by buildings and high walls remains intact.

There are many narrow exits to alleys or yards, which form a network of pedestrian routes. At first glance they are barely visible, but they are a vital element in the townscape. They are useful for quick access from outlying parts of the town. The most significant alleys are Chapel Walk (leading to the car park and Station Road), St John's Alley (leading to Ollands Road) and Pudding Pie Alley (leading to Back Street).

In recent years a number of yards have been rehabilitated and/or rebuilt as town centre houses or flats.

The strong contrast between the Market Place on the one hand and Church Hill and Church Street on the other is unique to Reepham. The open hard surfaced Market Place comprises a main square and a wedge-shaped space at each end. It is enclosed by fine Georgian buildings. In Church Hill and Church Street the buildings are more modest and wrap tightly round the two Medieval churches and their raised grassed church yards. The buildings on the south side of Church Street are separated only by their back yards and gardens from the open country beyond.

The ground contours add a further dimension to the space, which slopes eastwards past the two churches and southwards across the churchyards and down Pudding Pie Alley.

Nearly all the buildings in the Market Place, Church Hill and Church Street are Listed and

the rest (apart from the supermarket, the Town Hall and the building adjoining it) are all of townscape importance. Important walls to both churchyards and to the Old Rectory in Church Street are also Listed. There is a remarkable number of surviving traditional shop fronts. The cart shed (Listed) beside Rookery Farm house has been converted to residential use, albeit with some inevitable change of character.

Particular buildings to note are

- the two churches which, uniquely, are linked together end to end. They are dedicated respectively to the Nativity of St Mary (the parish church of Reepham) and St Michael and All Angels (the parish church of Hackford with Whitwell). St Mary's is of fourteenth and fifteenth century date, St Michael's mainly of the fourteenth century with major alterations and "restoration" in the eighteenth and nineteenth centuries.
- The Old Brewery House in the Market Place, which, though containing a seventeenth century core, has a fine early eighteenth century front with a delicate baroque porch of wood.
- The Thatched Cottage in Church Hill, dating from the seventeenth century.
- The many fine Georgian frontages, some concealing older fabric behind.



Back Street

As its name implies, this street lies just behind the Market Place to the south. It joins Church Street with Town's End. It has a gentle curve which then bends sharply to meet Church Street. Because of the steep slope, the backs of some of the buildings in the Market Place are three or four storeys high. There is an attractive garden behind a wall east of Pudding Pie Alley. Adjoining the Greyhound Inn an archway leads to Bar Lane. This narrow pedestrian path between high walls leads, within the space of a few yards, from the tightly built-up centre of the village to open country. But this contrast has been somewhat weakened by the new residential development west of the lane.

Most of the buildings in Back Street are Listed. An exception is the building at the west end on the corner of Station Road: a former maltings recently converted sensitively to residential use.

Of particular note is

- The Cardinal's Hat, which includes a sixteenth century jettied timber framed section.
- Nelson House: early eighteenth century, with moulded brick course at first floor level.
- Several good Georgian and Victorian fronts, some concealing earlier fabric behind.

Norwich Road (from Church Hill to Bircham Road)

(for the rest of Norwich Road, see below under Moor House)

The first part of Norwich Road is continuously built-up on the south side, providing an attractive "introduction" to the town centre. Only Beaver House is Listed, but all are of townscape value, including one with mock timber framing, hanging tiles and terra cotta work. There are several good shopfronts. The carefully refurbished cottages in Birchams Yard, complete with the old yard pump, are part of this group.

The north side of Norwich Road is mostly modern. A terrace of houses commendably continues the built-up frontage from the corner with Church Hill, though the staggered plan

form makes for a restless skyline. The footpath to Malthouse Yard is bounded by an attractive Victorian "villa". A converted two storey workshop building "holds" the street frontage together, but it is then "broken" by a new house set back abutting the Ollands estate.



AREAS NORTH, WEST AND SOUTH OF THE TOWN CENTRE

North of the town centre

Ollands Road and Malthouse Yard

On the east side, at the junction with Church Hill, the flat roofed, single storey supermarket in Ollands Road badly damages the townscape. Next to it a modern terrace of houses forms one side of a modern residential development built round a courtyard. The other sides of the development face Malthouse Yard and Norwich Road (the "staggered" terrace already referred to), while the fourth side of the court is made up of the backs of older properties in Church Hill. A real attempt at recreating "urban space" has been made, including the provision of an arched entrance from Malthouse Yard to the car park behind. The surface of the car park and the use of woven fencing to the back gardens are of poorer quality.

A short modern terrace of houses marks the north corner of Malthouse Yard. Here, by retaining the bottom half of an old flint wall and setting the footpath behind it, an attempt has been made to preserve the traditional building line while allowing for modern sight lines.

On the north side of Malthouse Yard there is a good group of older houses, set back behind

long gardens. Further east is Swiss Cottage, with attractive Victorian half timbering to the front but said to be a lot older inside.

On the west side of Ollands Road, older industrial buildings east of Granary Lane are currently being converted to houses: a potentially attractive development. A high wall on the corner of Ollands Road has townscape value. North of the entrance to Old Brewery Lane a small planted open space is poorly maintained. Further north four pairs of small mid-nineteenth century semi-detached house with large gardens have been spoilt by some unsympathetic window replacements.

Old Brewery Lane

This through way has been formed since 1972, following the demise of the Cattle Yard. It is open to vehicles at either end, but limited to a footpath in the middle, so sensibly precluding its use as a short cut from Ollands Road to Station Road. It is characterised by detached houses, which, though not identical, are designed to harmonise with each other. They are linked attractively by high curving walls of the same dark brick as the houses.

Behind the Old Brewery House Hotel, original brewery buildings have now been replaced by a sports hall and an indoor swimming pool, both potentially an asset to the town but currently disused. An earlier barn or maltings survives embedded in the new building. The remainder of the yard is used as a car park.

Chapel Walk

This footpath formerly led past the cattle sale yard, which has been converted to a car park, conveniently sited close to the town centre. At the south end, on one side are modernised cottages hard up against the path: on the other, a new development, Fisher's Alley, whose layout and high garden walls relate well to this tightly-knit location. Further north the Walk is enclosed by hedges, which screen, on one side, the car park and, on the other, modern houses in Chimes Walk.

Station Road

Nos. 1,3 and 5 (all Listed) form an attractive and firm corner at Town's End, and compliment the

buildings at the west end of the Market Place. Opposite, Merchants Yard is an excellent example of a small residential development of refurbished buildings supplemented by new infill where required. It received a Reepham Society Award in 1985.

The rest of Station Road is more “suburban” in character. On the east side, a short terrace of cottages, bearing the date 1867, is raised well above the road and faces south. Joined to it but facing east, Companion Cottages present their back gardens to the road. Beyond lies the expanse of the public car park stretching to Old Brewery Lane. The west side is characterised by large Victorian or Edwardian houses and gardens behind high hedges and trees. But at the south end this frontage is broken by a private car park and a modern bungalow and, at the north end, the high hedges come to an end to reveal another terrace of old cottages with large gardens. At the junction with Kerdiston Road, the Methodist Chapel closes the vista as Station Road bears right. Built of red and “white” brick, it has a powerful pedimented main front and an attractive arched iron gateway.



Dereham Road

On the north side are several houses of interest: Eynesford House (Listed), large and with extensive grounds, The Laurels (Listed) with a wooden verandah, Virginia House, The Beeches Tylers Mead and Cobb House. A former Non-conformist chapel has been damaged by

conversion to another use. There is a good view looking east into the Market Place with the church towers beyond, but the open service court of Town’s End Court (see below) detracts from it.

School Road

Town’s End Court, a recent re-development at the corner of Town’s End, forms a firm street frontage to this important junction and to School Road, but its service court presents a weak frontage to Dereham Road. The building itself is partly in a pastiche “Georgian” style and its component parts appear somewhat unresolved. Modern terraced houses to the south, outside the Conservation Area, are undistinguished.

On the east side, Old Maltings is a new residential development which successfully combines conversion with new-build. By planning the flats “back to front” alterations to the old façade and disturbance from traffic are both kept to a minimum. The white rendered new work, rather than imitating the old brickwork, compliments it. The forecourt is open to the street, its south side completed by a new building in a similar style to the rest. Next door a haulage depot (formerly a public hall) is followed by a modern terrace of houses. An arched entrance to a garage court behind allows a continuous urban frontage to be maintained, but the design of the terrace is itself undistinguished. Past the terrace, a private track leads to an attractive orchard and a successfully converted barn. By the north side of the track was, until recently, an old cart shed full of the remains of old carts and wheels: the last remnant of the agricultural past. It has now fallen down.

South of the Conservation Area boundary a long open green space, stretching from School Road to Bar Lane, only barely separates the older village from the new residential estate beyond. It is important that this narrow “green belt” is preserved to retain at least a semblance of an “edge” to the older town. In addition the meadow to the east of Bar Lane is important to the setting of the conservation area. The

Conservation Area has now, therefore been extended to include these two adjoining areas

MOOR HOUSE

Moor House (Listed) is a large late Victorian “fantasy house”. Built of red brick in an ornate “Tudor” style, it has a tower, a large conservatory and a wealth of chimneys and gables. It is set in spacious grounds with many fine trees. This area of parkland is of high landscape value, both on its own merits, as the setting to this large house and as the setting to the approach to the town. The recent restoration of the conservatory received a Reepham Society award.

NORWICH ROAD (FROM BIRCHAM ROAD TO THE MOOR)

(for the rest of Norwich Road see above under The Town Centre)

The approach to the town from Norwich is at first along a straight road from Booton. But from the junction with The Moor it bends to the left so that the entrance to the town is not revealed till the last minute. At the same time trees and hedges enclose the road on both sides. On the north side are the grounds of Moor House followed by The Ollands estate. On the south side a number of houses of interest include The White House (Listed) and St Mary’s School (red brick Victorian “tudor” style).



REEPHAM MOOR

Beyond Moor House The Moor takes on the character of a small rural linear settlement, quite different from that of the town itself. Buildings vary in age and size. There are many gaps between houses: it is important that these are retained and not filled in with new houses, which would destroy the historic character of the settlement.

There are a number of buildings of interest and some important walls and trees. Listed buildings include The Old Monastery and the house next door, originally one fine early eighteenth house with a carved door canopy; The Thatched Cottage, a small timber framed house; Moor Lodge, a small Georgian house with a cast iron porch and Manor Farm, another Georgian house.

The Conservation Area has now been extended to include the important “parkland” and trees in front of Manor Farm, Fernbank, a house of some interest, and the land to the south side of the road which remains largely undeveloped and is important to the setting of The Moor.

TRADITIONAL MATERIALS

The character of Reepham 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, thatch, timber frame, 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).

As one would expect, the materials brought from elsewhere tend to be confined to the more prestigious buildings. Stone was used on both surviving Medieval churches. Black pantiles are used on a number of buildings, but, though indigenous, they would have been more costly. Thatch survives on only one building, but would have been more common in earlier days. There are known to be many timber framed structures concealed behind late brick facades. Other framed buildings are rendered over, as - in most cases - was probably always intended. Only one

timber frame is exposed on the outside: part of the Cardinal's Hat in Back Street.

Ground surfacing materials affect the character of a place. Almost all the hard surfaces in public areas are tarmac or asphalt, though a few more traditional materials survive here and there (e.g brick paving on the footpath in Church Hill). The use of reclaimed York stone paving in Merchant's Yard is highly commendable.

In several parts of Reepham, not only within the Conservation Area, the streetlights are of a distinctive type with scrolled brackets, all painted green and probably dating from the inter-war period. They make a subtle contribution to the town's distinct local identity and should not be replaced with standard modern fittings.



THINGS WHICH DETRACT FROM THE CHARACTER OF THE AREA

A lot has been done since 1972 to address problems identified at that time. Hardly any buildings are now falling into decay or are without a use. In some cases buildings have been demolished, but many more have been renovated or converted. The things which now detract from the character of the area are more likely to arise from unsympathetic "improvements" than from neglect. There are however a few cases of decay or neglect, but mostly of a minor nature.

Decay or neglect

- Depot in School Road south of Old Maltings.
- Victorian iron railings to house on north side of Norwich Road by entrance to Malthouse Yard.
- Timber fencing to enclosure at rear of Old Brewery House Hotel. (See also below under Opportunities for Enhancement).
- Timber fencing to rear gardens to modern houses south of Malthouse Yard. (See also below under Opportunities for Enhancement).
- Planting at east end of Brewery Lane.

Unsympathetic new developments

- Supermarket at corner of Church Hill and Ollands Road.
- Listed wall in Church Street at rear of Rookery Farm: new doors and windows and paint colour.
- Unsympathetic window replacements. This is particularly damaging in terraces or groups of similar houses where some unity needs to be retained. Examples can be seen in Church Street and Ollands Road and elsewhere in the Conservation Area.

- Opening up front gardens for parking. This is probably inevitable, but there may be ways in which it can be achieved creatively.
- Boarded fence at rear of gardens facing green open space at entrance to Bircham Road.
- Replacement of streetlights with standardised modern examples.



OPPORTUNITIES FOR ENHANCEMENT

- The character of the town centre would be greatly enhanced by re-surfacing the Market Place from Town's End to St Michael's churchyard together with Church Hill. The emphasis in any paving scheme should be on simplicity and good quality materials.
- The planting of trees or shrubs along the north east side of the green open space at the entrance to Bircham Road would mask the boarded fence (see above under Unsympathetic New Developments.) The aim should be to "break up" the straight line of the fence by informal grouping of plants, rather than the planting of a straight "hedge".
- The planting of a few trees, together perhaps with the installation of seats, on the green open spaces between Bar Lane and School Road.
- Refurbishment of vintage street light fittings



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 MANAGEMENT

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 Planning Control 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 1995 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 Town & Country (General Permitted Development) Order 1995 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 Listed Building 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.

Specific attention is drawn to the amendment of permitted development rights introduced by the Town and Country (General Permitted Development) Order 1995.

"In Conservation Areas, roof extensions and external cladding to a dwellinghouse, are no longer classed as permitted development. Planning consent must therefore be obtained".

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 of the Environment, Transport and the Regions 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.

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 CNC Building Control Consultancy 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'.

Conservation Section
Broadland District Council
Thorpe Lodge, 1 Yarmouth
Road, Norwich, NR7 0DU
01603 430 520
conservation@broadland.gov.uk

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

Grants Applications are also welcome for schemes to improve access for the disabled to historic buildings, whilst maintaining historic character.

APPENDIX B : LISTED BUILDINGS IN THE CONSERVATION AREA

Ref. No.	Grade	Street	Building [changes since listing shown in Bold type]
7/48	II	Back Street	The Cardinal's Hat
7/49	II	-do-	Nelson House
8/50	II	-do-	Oak Leaf House, Acorn Cottage & adjoining cottage to East
8/51	II	-do-	The Old Shop
8/52	II	-do-	The Oaks
8/53	II	-do-	The Old Bakehouse
8/54	II	-do-	The Greyhound and brick arch
8/55	II	Church Hill	Fragment, Church of All Saints
8/56	II*	-do-	Church of St Michael & All Angels
8/57	I	-do-	Church of the Nativity of St Mary and brick wall to north
8/58	II	-do-	Post Office, house of Rev'd Easton, Oakdene and Church Hill House
8/59	II	-do-	The Thatched Cottage
8/60	II	-do-	Magpie House
8/61	II	Church Street (north)	Wavey Line Food Fare
8/62	II	Church Street (south)	Rookery Farm House and [former] Cart Shed
8/63	II	-do-	Rookery Farm [former] Barn
8/64	II	-do-	Church wall south of St Mary's Church
8/65	II	-do-	York House
8/66	II	-do-	Boundary wall to The Old Rectory
8/67	II	-do-	The Old Rectory
7/73	II	Dereham Road	Eynesford House
7/74	II	Dereham Road	The Laurels
7/75	II	Market Place (north)	The Stores and adjoining house to the west
7/76	II	-do-	Ewings and adjoining house to the west
7/77	II	-do-	Barclay's Bank
7/78	II	-do-	HSBC Bank [formerly Hawk Lifting Services]
7/79	II	Market Place (north)	Attfields Butchers Shop
7/80	II	-do-	Motts Pharmacy and Guest House [formerly The Chimes, Antiques]

APPENDIX B

8/81	II	-do-	The Old Brewery House (and) gates and railings
8/82	II	-do-	The Old Bakery
8/83	II	-do-	Carlton House, Melton House and railings
8/84	II	-do-	The Post Office
7/85	II	Market Place (south)	Ivy House
7/86	II	-do-	Iona House
7/87	II	-do-	No 7
8/88	II	-do-	King's Arms
8/89	II	-do-	The Bircham Institute and boundary wall to west
8/90	II	-do-	Breese House, The Drapers, Hawkes House
8/91	II	-do-	Riches Stores
8/132	II	-do-	K6 Telephone Kiosk
8/93	II	Norwich Road	Beaver House
4/94	II	-do-	The White House
4/95	II	Ollands Road	Echo Lodge
4/96	II	Reepham Moor	The Thatched Cottage
503268	II	-do-	Nos 1 & 2 Old Monastery Cottages
4/97	II	-do-	Nos 3 & 4 Ye Olde Monastery
4/98	II	-do-	Moor Lodge
4/99	II	-do-	Gate and garden wall, Moor Lodge
4/100	II	-do-	Manor Farm House
4/132	II	-do-	Moor House
7/103	II	Station Road	Nos 1, 3 & 5

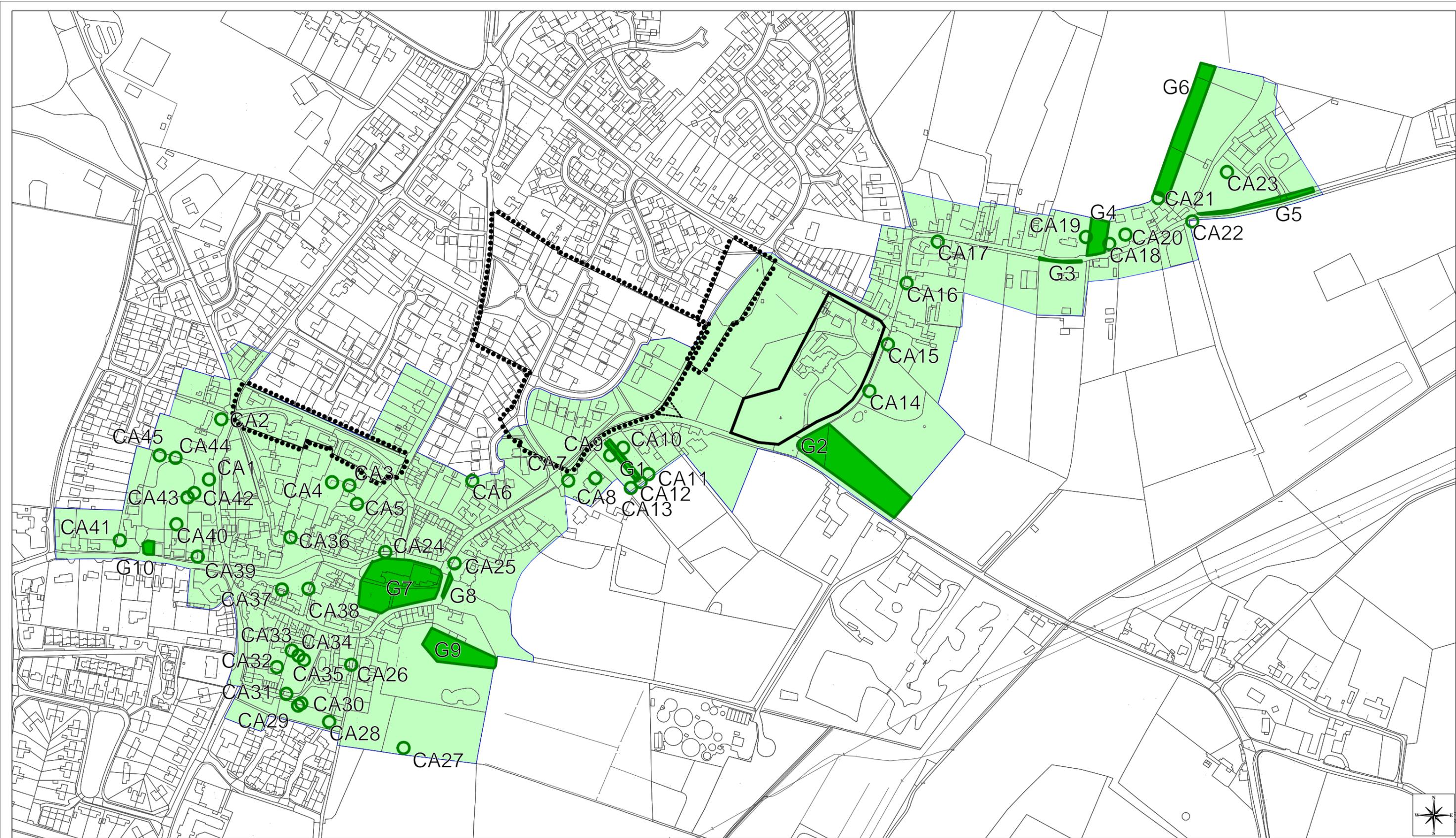
APPENDIX C : UNLISTED BUILDINGS OF INTEREST

Back Street	Bar Lane Cottage The Old Bakehouse Stable Cottage 1 Nelson House Nelson Cottage	Norwich Road	3 The Old School The Glebe House Moor Corner The Little House Tudor Cottage The End House The Old Coach House 1-4 (inclusive) Birchams Yard Victoria House
Chapel Walk	6		
Chimes Way	4, 5		
Church Hill	11, 15, 23, 25		
Church Street	1-8 Inclusive	Ollands Road	17-31 (odd) inclusive
Dereham Road	The Beeches Virginia House 2 Brambles House Tylers Mead The Old Coach House	School Road	The Old Maltings (flats 1-12), 43
Granary Loke	1, 3, 5, 10	Station Road	2, 4, 8, 10, 12, 21, 23, 25, 27, 29, 7 and 9 Merchants Yard Methodist Chapel
Malthouse Yard	1, 3, 5, 6, 7		
Market Place	Sun House Hideaway Court		
The Moor	Manor Farm outbuildings Haven Cottage Fernbank The Cottage The Old Cottages Monastery Cottage Anniversary Cottage Lime Tree Cottage Workshop at The Old Stores Moorcroft Snert Lodge		
New Road	26		

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

Tree No.	Species	Tree No.	Species
CA1	Sycamore	CA32	Silver Birch
CA2	Weeping Willow	CA33	Horse Chestnut
CA3	Ash	CA34	Ash
CA4	Goat Willow	CA35	Ash
CA5	English Oak	CA36	Yew
CA6	English Oak	CA37	Magnolia spp.
CA7	English Oak	CA38	Holly
CA8	Blue Atlas Cedar	CA39	Virginia Creeper
CA9	Austrian Pine	CA40	Beech
CA10	Austrian Pine	CA41	Beech
CA11	Red Flowering Horse Chestnut	CA42	Beech
CA12	Red Flowering Horse Chestnut	CA43	Beech
CA13	Red Flowering Horse Chestnut	CA44	Monterey Cypress
CA14	Plane	CA45	English Oak
CA15	English Elm	G1	Yew / Irish Yew
CA16	Beech	G2	Lime / Beech / Birch / Ash / Holly
CA17	Cider Gum	G3	Holly
CA18	Beech	G4	Horse Chestnut / Walnut / Lime / Red Oak / Western Red Cedar
CA19	Small Leaved Lime	G5	English Oak
CA20	Small Leaved Lime	G6	English Oak
CA21	English Oak	G7	Holly / Yew / Irish Yew / Whitebeam
CA22	English Oak	G8	Yew / Holly / Monterey Cypress
CA23	Common Walnut	G9	English Oak / Beech / Ash
CA24	Wisteria spp.	G10	Holly / Yew / Leyland Cypress / Scots Pine
CA25	Yew		
CA26	Ash		
CA27	Ash		
CA28	Pear		
CA29	Leyland Cypress		
CA30	Leyland Cypress		
CA31	English Oak		

Tree Preservation Orders shown edged or dotted in bold/black on plan



Reepham - Significant Trees May 2008

Scale:1:4000

APPENDIX E : CONSERVATION AREA BOUNDARY

