SALHOUSE
CONSERVATION AREA



Broads Authority

Broadland District Council
~ leading the way ~



SALHOUSE
CONSERVATION AREA

Conservation Area
No.17



Broadland District Council

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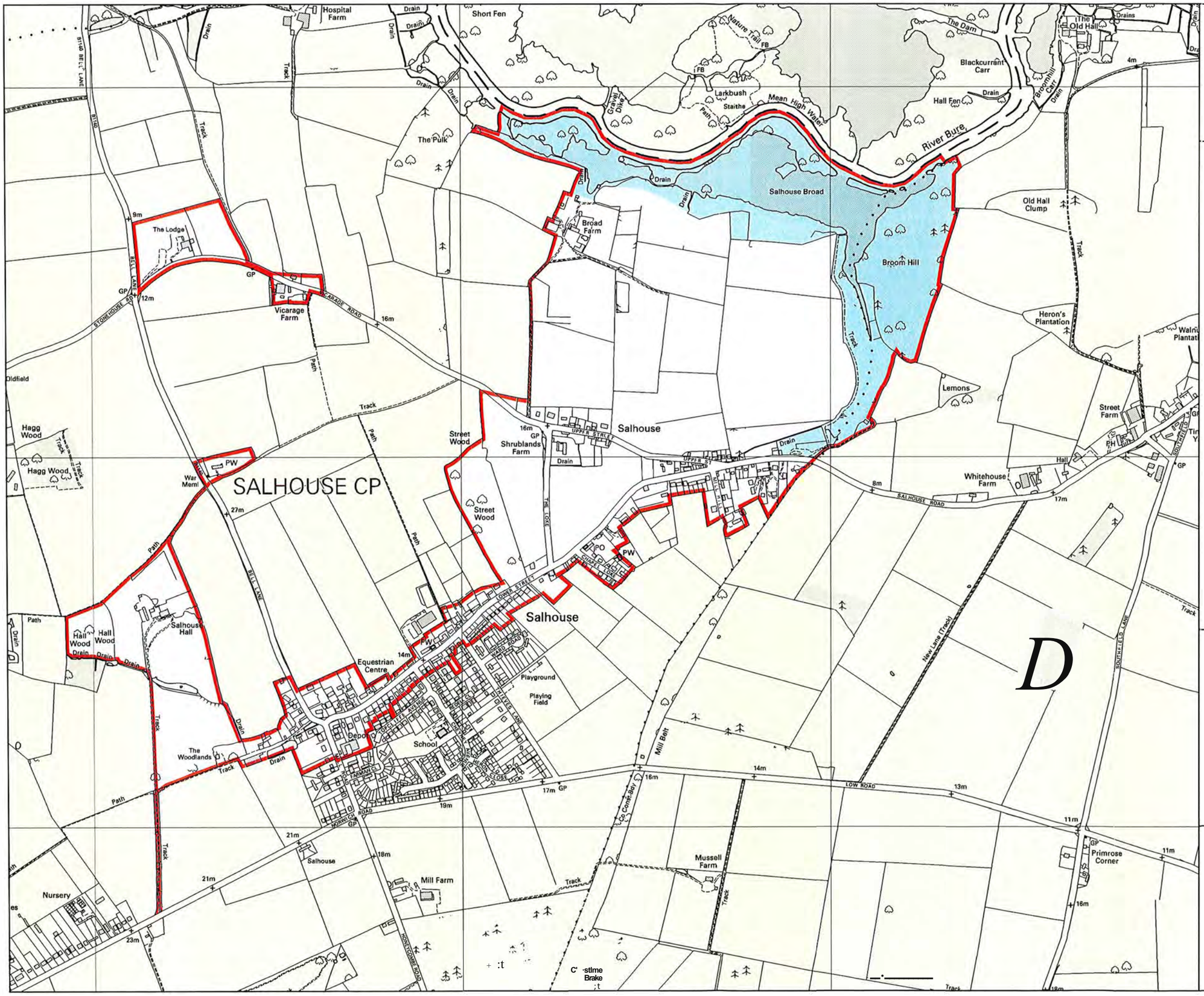
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SALHOUSE CONSERVATION AREA



D Conservation Area

D Area of Broads Authority within Conservation Area

NORTH

1: 10000

Broadland District Council

Conservation Area designated on:

1 December 2003
Broadland District Council

12 December 2003
Broads Authority

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Chapter 1

Introduction

1.1 The concept of Conservation Areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance".

1.2 The importance of the 1967 Act was that for the first time recognition was being drawn to the architectural or historic interest, not only of individual buildings but also to whole groups of buildings, the relationship of one building to another and the quality and the character of the spaces between them.



Salhouse Broad looking North

1.3 The duty of local planning authorities to designate Conservation Areas was embodied in the Town & Country Planning Act 1971, Section 277. Since then further legislation has sought to strengthen the protection afforded to these areas by reinforcing already established measures of planning control and is now consolidated in the Planning (Listed Buildings & Conservation Areas) Act 1990.

1.4 The criteria adopted by different local authorities in determining what constituted a "special" area are bound to vary widely. For example, public opinion seems to be overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene. However, a local scene that is familiar to many may only be cherished by some. Clearly, then, there can be no standard specification or model for Conservation Areas.



1.5 In general, Conservation Areas have tended to focus on pleasant groups of buildings, open spaces, areas of trees, a valuable green or historic street pattern, or perhaps even features of archaeological interest, but have mainly centred on a group of Listed Buildings. More recently larger "rural" Conservation Areas including areas of historic parkland and more "landscape" oriented features have been recognised as a way of protecting the character of the larger local scene both in terms of landscape and built features.



Lower Street looking East

1.6 It is now being recognised that the historical combination of local architectural style and the use of indigenous materials within the wider local landscape creates what has been termed "local distinctiveness". Distinctiveness varies within the relatively restricted confines of individual counties, which in turn are distinct in terms of the country as a whole.

1.7 Conservation Area designation for settlements and wider areas which embody this local distinctiveness may afford them protection against development which bears no relation to the locality either in terms of the buildings within it or landscape surrounding it.

1.8 The historical development of such settlements and their surrounding landscape are the "journals" through which the social and economic development of the locality can be traced. The pattern of agricult1Jral and industrial progress of settlements (their social history) is by definition expressed in the architecture and landscape of any area.

1.9 It is not the intention (nor would it be desirable) to use Conservation Area designation as a way of preventing or restricting development, expansion of a settlement or stifling contemporary innovative design. Logically in the future such buildings should add to, rather than detract from, local distinctiveness and will in turn chart the historical development of a settlement or area.

1.10 The ongoing protection of locally distinct settlements will be of national as well as local importance in helping to safeguard our country's heritage.

1.11 The Secretary of State for Culture, Media and Sport has directed local authorities to identify areas of Conservation Area status.



Shrubland Green looking North.

Chapter 2

Aims and Objectives

2.1 This report examines the historical settlement of Salhouse in the light of Conservation Area designation.

2.2 It is the aim of the report to serve as a basis for the determination of planning and other applications which endeavour to enhance and protect the area, as well as stimulating local interest and awareness of both problems and opportunities.

2.3 A summary of the effects of Conservation Area designation is included as Appendix A.



Flint Cottage, Lower street.

Chapter 3

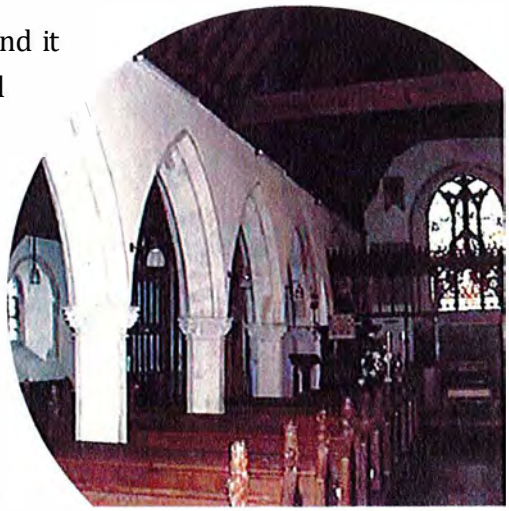
Historical Development

3.1 Salhouse's early history is shared with that of Wroxham. Earliest records show it forming part of the manor of Wroxham, itself a part of the Hundred of Taverham, a Hundred being a division of a shire. A 'Hundred' is a term dating from the C10 and was, as the name suggests, an area of land containing approximately 100 families, or 10 tithings.

3.2 The Taverham Hundred contain nineteen villages including Wroxham and Salhouse. At the time of the Doomsday Survey in 1086 the Manor of 'Wroxham including Salhouse' was one-and-a-half square leagues in area (approximately 33 acres) and was valued at three shillings, the Manor contained two churches, presumably those of Wroxham and Salhouse.

3.3 The Manor was held by the Archbishop of Canterbury at the time of the Doomsday Survey. In 1167 the Rectory of Wroxham (with Salhouse) came under the Carrow Priory and a vicar was appointed to serve both churches. However, the first vicar on record is William de Cokethorp in 1320. The church was largely rebuilt in the C14 and remains - as is often the case - the earliest building in the village, the core of Salhouse Hall being almost 200 years later, circa 1550. It is thought that Broad Farm may predate the hall. There is no archaeological evidence showing existence of a manor house contemporary with the church. This may be because the actual Manor was in Wroxham, although it is almost certain buildings of quality, contemporary with the church, would have existed in Salhouse.

3.4 The Black Death wreaked havoc in the mid-C14 and it is popular belief that this accounts for the isolated position of many churches. Whilst this was certainly the case with some villages, it seems unlikely in Salhouse as the church stands on the high ground rather than the more marshy area where disease would have spread more easily. It seems more logical that the church was located near an important house which happened to be situated away from the village. The original settlement would have undoubtedly



been located close to the river in any case. The reason for isolated churches in Norfolk is that during the late Saxon/early Medieval period, settlement migrated from around churches to along the edges of greens and commons. The reasons for this are not yet understood. A look at Faden's map shows a classic example of this at Salhouse where the houses are lined up along the north edge of a large common, now marked by Upper Street. Thus the original settlement would not have been located nearer to the river as suggested, but around the church.

3.5 Salhouse Broad was formed by peat digging which began in the area as early as the C9 and this industry continued until medieval times when the broads flooded.



3.6 The broads system was then used as a transport network until relatively recent times when road haulage became the preferred method, Salhouse staithe being used as a 'dock' until this time.

3.7 In 1457 John Reddel was the holder of the Manor of Salhouse, although there is no evidence of where he resided. Records dating from 1561 and a Church Wardens' Book from 1750 show that Salhouse had achieved a separate identity following an inquiry into the anomaly of two churches in one manor by an ecclesiastical court in 1697. It was not until 1936 however, that All Saints' Church had its own vicar, until that time sharing one with Wroxham though this was however shortlived. The rector of Rackheath was also appointed the vicar of Salhouse in 1942 and this remains the status quo today.

3.8 The Lodge Hotel was the former vicarage (for the vicar of Wroxham). All Saints' Church itself was greatly restored and reroofed in 1881. The vicarage was built in 1846 with materials from the demolished parish barn at Wroxham.

3.9 The economy of the village has always been based on agriculture, with earlier peat digging and later water borne transport being ancillary to this.

3.10 The C20 saw the usual decline of community facilities within the settlement. At one time the village had at least two shops, a baker, a blacksmith, two public houses, two mills, a butcher, a hairdresser, a cobbler, school, various thatchers, an agricultural machinery business and a garage.

3.11 The King's Arms closed in the 1920s leaving The Bell as the village pub. A shop butchers still exists as does a hairdressers. The school has been moved and the old building converted to a new village hall. A garage still exists in the village as well as Farmans the Thatchers. Unfortunately the rest of the facilities have now been lost. The Parish Reading Room, in commemoration of the Diamond Jubilee of Queen Victoria, was donated by the then Squire, Ward. The Ward family owned the hall between 1712 and 1955.

3.12 The village has been subject of much new development in the C20 such as Cheyney Avenue and elsewhere along Lower Street. Cheyney Avenue and Farman Close are named after local families.

3.13 The new development however has not detracted from the essential character of the village and has in fact, in the main, been incorporated in the proposed Conservation Area boundary.

3.14 The 'leafy lane' feel of the village is still very much its character at the beginning of the C21.



Chapter 4

Definition of Special Architectural Historic and Landscape Interest

4.1 Lower Street East/West

The east end of Lower Street is the main approach into Salhouse from Woodbastwick. The east boundary of the Conservation Area is formed by the parish boundary. The eastern end of Lower Street is a narrow highway surrounded both sides by hedgerows.

On the north side is the Broads Authority car park and a footpath leading to Salhouse Broad. The car park contains a public toilet and a round metal seat as well as waste disposal bins for Broads holidaymakers. This area is important visually to the proposed Conservation Area as it is the main approach into the village for holidaymakers mooring on Salhouse Broad.

The car park is bordered by mature trees including Elm, Poplar and Oak.



The waste disposal units are a possible area for enhancement. Better screening would be advantageous.

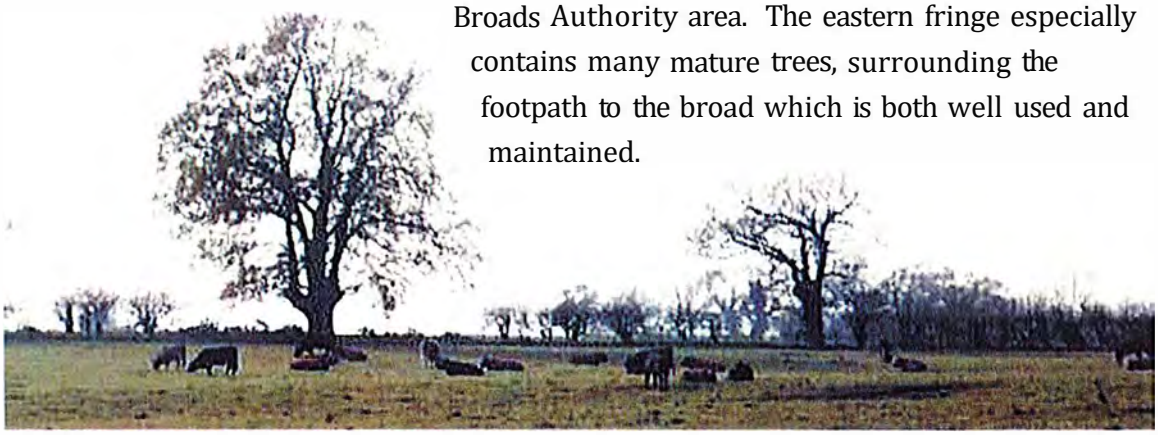
Broads Authority car park, Lower Street.



The area extends beyond the parish boundary into Woodbastwick to the east at this point to take in the track to a mid-C19 red brick, reed thatched cottage and its grounds which contain mature trees, mostly Oak. The area continues northwards to include the spinney and reed beds up to Broom Hill, a large mixed mature plantation containing many fine specimen trees. The plantation borders the Broad to the east and the river to the north. The boundary returns west for a short distance before crossing the River Bure on the parish boundary and returning along the River Bure westwards to a point beyond Broad Farm. It continues to enclose wetlands and ponds to the north-west of Broad Farm before returning eastwards along a field boundary to Broad Farm. It then continues southwards to the farm boundary with Upper Street and around field boundaries returning eastwards to the eastern parish boundary.

The eastern and northern fringes of the area contain typical Broadland wetland falling within the Broads Authority area. The eastern boundary consists of a finger of woodland and reed bed surrounding the footpath which runs from the Broads Authority car park on Woodbastwick Road up to Salhouse Broad itself. The area of wetland continues around the northern fringe of the area including Salhouse Broad itself and various flight ponds and more reed beds to the north of Broad Farm.

The remainder of the area consists of agricultural land between the village and the Broads Authority area. The eastern fringe especially contains many mature trees, surrounding the footpath to the broad which is both well used and maintained.



The hedgerow boundaries to the agricultural fields also contain mature trees, typically Oak. This area links back to Upper Street via Broad Farm. The island of agricultural land within this border has been included as it typifies the character of the area and contains several mature trees and hedgerows.

The southern boundary bordering Upper Street is also a mature mixed deciduous hedgerow standing high on a bank. This area rises very gradually away from the village before reaching a long ridge from which point the land drops towards the broad.

To the south lies a mid-C20 rendered house the garden of which contains many mature trees. To its western boundary a mature Beech hedge returns southwards. To the south there are a series of late-C20 bungalows and chalets set well back from the road with lawns running down to a bank and fragmented hedge bordering the road.

To the north sits a C17 storey-and-a-half flint cottage with black glazed pantiled roof. The garden contains mature Laurel and is bordered to the north by a belt of Pine trees with mixed hedging to the road frontage including a mature Holly tree. It also contains mature trees including Oak and various fruits. Mixed thorn hedging continues to the northern boundary of Lower Street. To the south and directly fronting the road is Florance House, an C18 cottage with some alterations, which is however still very typical of the village vernacular.



Lower Street, East end looking west.

Beyond Florance House to the south is a development of late-C20 chalets, the gardens of which contain mature trees.

A modern low brick wall with conifer hedging behind fronts a late-C20 chalet bungalow "Thatcher's Walk" on the south side of Lower Street. West of Thatcher's Walk are Thurcasten Cottage and Appletree Cottage a pair of semi-detached C19 cottages white rendered with red clay pantiled roofs.

To the north sits an Anglian Water pumping station reasonably well screened from the road by mixed thorn hedging.

To the south 118 Lower Street is a C20 chalet sitting behind a Holly hedge. On the north side and continuing beyond the junction westwards along Upper Street are a series of C20 bungalows screened behind various hedges and dwarf walls.

To the south of the junction is the Old King's Head, an C18 former public house of red brick with a red clay pantiled roof, typical of the village vernacular. The garden of the Old King's Head is enclosed on the road frontage by a red brick wall which although much repaired is of visual benefit to the Conservation Area.

The area of green formed by the junction itself is an area for possible enhancement. The telephone box is of the modern type and should be replaced with a K6 red telephone box. There is also an opportunity for planting on the green.



Opposite the green to the south sits East View a painted brick and red pantiled C19 cottage.

Mill Hill is a narrow dead-end road returning south from Lower Street. On the junction with Mill Hill and Lower Street is an C18 red brick and red clay pantiled cottage containing a semi-mature Oak tree to the garden. Beyond Mill Hill on the south side of Lower Street is late-C20 housing set back off the road with long lawns and narrow front boundary treatment.



Mill Hill from Lower Street.

Opposite on the north side are St Stephen, St Andrew and Glenhaven a terrace of three much altered C19 cottages behind a low dwarf wall.

Continuing west on the south side of Lower Street: No. 103 is a late-C20 dwelling, the hedge frontage to the road is mixed thorn hedge and a mature Willow tree fronts No.101 a C19 painted brick and red clay pantiled house.

West House is a mid-C20 red brick house gable onto the road whose garden contains mature trees including Elm, Beech and a Conifer and which forms the western boundary of the settlement in this portion of Lower Street. Mature mixed deciduous

hedging interspersed with mature Oaks continues along the north side of Lower Street bordering agricultural fields.

Hillside Farmhouse on the south side of Lower Street is an C18 red brick and red clay pantiled house which has been much altered but basically retains the character of the village vernacular. It is bordered on the roadside by a hedge containing Holly and mixed deciduous hedging and semi-mature Oak trees. The garden to Hillside Farmhouse contains many mature trees including Oak, Beech, Silver Birch and Conifers. The levels of the gardens rise to 2 or 3 metres above road level. Continuing westwards on the south side is mature deciduous and Holly hedging behind which is a belt of large trees and a modern development of large detached dwellings, whose gardens contain many mature trees including Horse Chestnut, Silver Birch, Oak and Willow. Prior to this development which now links with the much older properties on the south side of Lower Street there would have been a gap in development similar to that on the north side.

Agricultural land behind mixed deciduous hedging continues on the north side. To the south are Briar Cottage and Francis Cottage both C18. Briar Cottage is painted brick with red clay pantiled roof and Francis Cottage is rendered with a red clay pantiled roof and matching outbuilding fronting the road. Owls Hatch and the Post Office are a pair of late-C18 storey-and-a-half cottages, a mixture of render, painted brickwork with clay pantiled roof. ***The modern flat roof dormers to Owls Hatch could be improved. The Post Office itself is an eclectic range of buildings which could do with a degree of rationalisation.*** To the north the land rises with a mixed deciduous hedging now sitting on top of a high bank. Chapel Loke returns southwards and contains mainly late-C20 properties behind mature hedging and the C18 Baptists Chapel - a red brick and clay pantiled building. The graveyard and car park of the chapel are surrounded by mature deciduous hedging and trees, including Beech and Oak. ***The chapel is in need of some renovation work.***

West of Chapel Loke on the south side of Lower Street is a modest red brick C20 building and then Wickham Cottages, a pair of semi-detached C19 red brick and red clay pantiled cottages, with big bay windows facing the road.

Holly Tree Cottage is an C18 thatched cottage (possibly C17) which has been much altered with a pantiled extension to the east, and a thatched roof extension to the roadside.

The garden of Holly Tree House is contained behind a high white rendered wall with thatched coping with a mature Holly hedge on its roadside. The garden contains mature trees including Eucalyptus, Oak and Conifers.



To the north a lane returns northwards linking Lower Street with Upper Street. Opposite on the south side is Loke-End Cottage a much altered painted brick and red clay pantiled C18 cottage.

Immediately to the west is the Parish Reading Room erected in commemoration of the completion of 60 years reign of Queen Victoria in 1897 (see plaque on front elevation). Single-storey red brick, red clay pantiled building behind a privet hedge, two semi-mature Oaks behind either side of its entranceway.

Opposite to the north is High Meadow sitting behind a mature deciduous hedge, a C20 chalet in a large garden.

To the south of Lower Street a series of late-C20 detached brick and concrete pantiled houses sit behind mixed deciduous and Holly hedging. The roadside grass verge widens at this point and a mature Beech hedge is a notable feature in the Conservation Area. The wide verge along the properties continues on the south side.

To the north there is a strip of mature deciduous woodland which runs between Lower Street and Upper Street. This again links the settlement on Upper Street with that on Lower Street, this time to the west of the lane which links the two streets. Part agricultural field and part woodland, this area is of positive benefit to the Conservation Area and was hence considered worthy of inclusion. West of the woodland on the north side is Street Wood House a late-C20 large detached red brick and red clay pantiled building of some architectural merit.

Continuing on the north side No. 57 a white brick red clay pantiled cottage circa C18 with some interesting outbuildings.

No. 55 is a large modern detached residence with a picket fence and Leylandii hedge fronting Lower Street.

Rose House on the northside is a modern chalet behind a dwarf brick wall. Whilst to the south of the street two terraces of mid-C20 local authority housing behind mixed deciduous and Holly hedge return up to Thieves Lane.

Beech Cottage to the north is a C17 thatched red brick cottage typical of the local vernacular. The coach house has now been converted to residential. ***The dormer windows on the conversion could be improved.***

Raydon Cottages are mid-C20 of brick and red clay pantiles. School Farm sits gable end onto Lower Street, an C18 cottage originally of red brick, now rendered, with Raven's Cottage a late-C20 infilling the plot between School Farm and the old village primary school. A footpath to the church runs northwards.

The Old School of red brick and slate is typical Victorian village school which has now been converted into community facility use. ***The sense of enclosure could be improved with the reinstatement of the former red brick wall and metal railings.*** Beyond the school to the north a pair of semi-detached cottages circa C19 red brick with red clay pantiled roofs sit behind mature Beech hedge.

The remainder of Lower Street on the south side to Cheyney Avenue consists of C20 bungalows and chalets behind a variety of dwarf walling and hedging. The mature hedging and leafy appearance to the south justify their inclusion within the Conservation Area.

On the north side is a modern Methodist Chapel and No. 29 a late-C20 detached property behind a mixed deciduous hedge containing several mature trees in its garden including Silver Birch, Pine, Beech and Oak.

Cheyney Avenue consists of development of late-C20 chalet style housing whilst to the north Kimberley House, a detached red brick and concrete pantiled late-C20 house, sits behind a mixed deciduous hedge.

On the south side the wide verge continues in a series of late-C20 bungalows and chalets behind mature hedging. The frontages include a superb mature Oak tree opposite the Old Riding Stables. Yew Tree House is a C19 red brick and red clay pantiled Georgian house behind a well maintained Leylandii hedge to the north side of Upper Street.

Beyond this to the east lie the Old Riding Stables, a series of listed and unlisted agricultural buildings of some considerable merit. Red brick and flint with a mixture of thatched and red clay pantiled roofs (also some metal sheeted). The wall to the riding stables is also of considerable visual benefit to the Conservation Area.

Modern housing set back from the road behind mature hedging and fencing with a wide grass verge continues on the south side of the street. To the north, The Grange an C18 red brick and black glazed pantiled building, sits behind a red brick wall of some considerable streetscape value. The Grange's gardens contain a fine mature Beech tree and Yew trees (this building possibly has an earlier core).

Beyond this to the north, set well back from the road, is a 1970s modern style house. Again this garden contains many mature tree specimens.

Modern housing continues along the south with a verge now narrowing - mature hedges and fencing are still present.

To the north a series of good cottages including Hartstone Meeks dated 1714 on its tie irons, a thatched red brick cottage with brick mullioned windows. Providence Cottage of a similar period in red brick with black glazed pantiled roof set behind mature Holly hedging. The roof of Providence Cottage features a fine stone mullioned dormer window. The Laurels set back between the two is modern C20 of interesting design and detailing.

To the south Bell View and The Orchards are a pair of C19 semi-detached red brick and black glazed pantiled villas behind Leylandii hedging. Thornfield is a modern detached house set behind mature deciduous hedging.

The modern telephone box in front of Thornfield should be changed to a red K6 box.

To the south The Bell public house is a red clay pantiled, white painted brick building circa 1800 (possibly earlier). Brookbank, a Bed and Breakfast establishment, is a good C18/19 white painted brick building with black glazed pantiled roof and some dubious extensions but with a nice door case to front door. This forms the junction with Mill Road.



The village sign is located on this green, ***the area of green could benefit from some enhancement.***

4.2 Upper Street- East/West

From the junction with Lower Street modern bungalows face the Green on the north side behind a variety of boarded fencing, dwarf walling and Conifer hedging. Beyond these on the north side of Upper Street are the Old Barn and the Old Forge. Interesting little clay pantiled buildings, much altered but still of amenity value to the Conservation Area, they face the roadside on the south followed then by two late-C20 infill dwellings and a much altered and extended C18 property.



Upper street, East end looking west.

St Benets on the north side is a C18 red brick and black glazed pantiled detached dwelling behind boarded fencing. Mature hedging features on both sides of the road. A field borders the road to the north with a modern dwelling to the south. Again to the south brick walling fronting a much older altered C19 property together with a flint and brick red clay pantiled barn, front the road with good rubble walling extending beyond to mature hedging, now on both sides of the road bordering agricultural land. The hedging is poorer to the south, but on both sides of the road sits on grass banks. To the north side the hedge is a mixture of thick deciduous and Holly terminating at a field gate which marks the beginning of further dwellings.

Sunrise Cottage to the south is painted brick with a red clay pantiled roof, and although altered still retains character of local vernacular.



4.3 Upper street looking West towards Shrublands farm.

To the north, still behind mature hedging, is a row of agricultural workers' cottages of considerable merit and visual benefit to the Conservation Area. Continuing on the south side are Bridle Cottage, Barn Cottage and Daisy Cottage, all converted agricultural buildings of varying quality, but all still contributing to the Conservation Area. Rose Cottage to the south is a much extended red brick cottage. The Cottage and Vine Cottage form a pair of semi-detached early C19 red brick cottages to the north. A red brick wall with various coping details fronts the road to the south up to Shrubland Farm, a C17 thatched red brick farmhouse with attached outbuildings and mature trees in the garden. To the north a typical red brick cottage with poor replacement windows is set back behind a low brick wall. To the west of this a red brick and red clay pantiled barn fronts No.20, formerly a pair of semi-detached C18 red brick and red clay pantiled cottages, set well back off the road with mature hedging to the frontage. Then sits the Old House and Broadgate Cottage, two detached C20 dwellings, set in large gardens behind the roadside hedge.

Immediately to the wes t of Broadgate Cottage is the drive way to Broad Farm. Broad Farm is a fine group of C17 and C18 buildings including a listed farmhouse and barns . The are a has be e n extended s lightly beyond the drive to take in a portion of land enclosed by mature hedging containing several semi-mature trees .

To the west beyond Shrubland Farm is an area of green formed by a 'Y' junction that connects Upper Street and Lower Street at approximately their midpoints . The green contains the Princess Diana Memorial Tree.

Shrublands farmyard consists of red brick and clay pantiled outbuildings and barns as well as the farmhouse. Opposite Shrubland Farm and the green is a mall duck pond with mature trees around its edges and a bench. ***This is an area for possible enhancement.*** The lane connecting Upper Street and Lower Street is narrow with mature deciduous hedging interspersed with large Oak trees on either side, very typical of the leafy feel of the Conservation Area.





Pond at Shrub/and Green

4.4 Mill Hill

Mill Hill rises steeply to the south and is heavily hedged on either side. The mainly deciduous hedgerow includes mature trees and Holly hedging.

No. 1 **Mill Hill** is a C18 red brick red pantiled cottage as is Holly Gate immediately to its south.

Further south lay Mill Hill Cottage and **Mill** House, both C18/19 houses which have undergone alterations, their gardens containing mature trees.

On the west-side of the lane there is a modern chalet bungalow. The lane is a dead-end culminating with Mill Farm a C18/19 red brick building which has been much extended.



Mill Hill

4.5 Hall Drive

Hall Drive is a partially made/unmade road and public footpath to Salhouse Station at the junction of Bell Lane. On the south side is an area consisting of a pond and semi-mature shrubs. ***This is definitely an area for possible enhancement.***

On the north side is The Croft a fine C19 red brick house with ornamental brickwork detailing similar to that to be found on Salhouse Hall itself. The property is bounded by a hedge and red brick wall, and the garden contains mature trees.

On the south side is a terrace of three white painted Cl8/19 cottages much altered.

To the north is a pair of red brick semi-detached cottages of similar age behind a red brick wall.

Beyond the white cottages on the south side is a large pond. To the north is a red brick agricultural building and the red brick wall continues and encloses a much larger pair of C19 red brick cottages, with the remains of a C19 red brick farmstead opposite.

The track continues westwards, open on the south side, but bounded by a narrowing belt of mature woodland with agricultural land beyond the north side. The lane eventually crosses the main drive to Salhouse Hall which is virtually enclosed by mature trees on the south side. On the north side of the junction the trees are both more spaced out and mature with little or no hedging between them.

4.6 North of Hall Drive

To the north of Hall Drive is Bell Lane which leads northwards to the church. To the east of Bell Lane is a late C20 bungalow set behind mature Leylandii hedging - the last dwelling on the east side of the road before the church. To the west are three late C20 chalets and a bungalow set behind Beech hedging. The bungalow has an open front garden to Bell Lane. To the north of the bungalow lies Alexandra Cottage, a red brick, slate roofed estate cottage dating from the mid C19, which sits in a mature garden behind a good, high deciduous hedge containing Oak, Beech and Holly. Mature hedges border fields up to the avenue and the church to the north.

4.7 Salhouse Hall

Salhouse Hall is an C18 country house with C19 remodelling and almost certainly an earlier core to the northern range.

Red brick with limestone and Gault brick detailing and a black glazed pantiled roof. On a surrounding level are a range of purpose built outbuildings in a similar style to the hall including coachhouse, stables and animal shelters. These are enclosed in a courtyard by a fine red brick, C19 wall, with stone and Gault brick dressings and castellated tops. The hall sits in mature parkland including many fine specimen trees.

One field separates Hall Drive and the landscape parkland setting of the Hall itself. The boundaries run around immediate parkland surrounding the Hall before returning to include the old Avenue between the Hall and the Church, and the Church itself.

4.8 **The Avenue**

The Avenue. once presumably used by the residents at the Hall to access the church, is now a public footpath, popular with dog walkers. The avenue of trees is now quite sporadic with large gaps especially to the north. ***The reinstatement of this avenue would be of huge benefit to the visual amenity of the conservation area.***



Church of All Saints South Parade.

The boundary around the church has been drawn to include the original graveyard, extension to the graveyard and the war memorial fronting the B1140. The original churchyard is contained within a red brick wall and is accessed through an elaborate lychgate. The churchyard contains several mature trees. The church itself is originally C14 flint with limestone dressing and a continuous thatched roof over the nave and chancel, abutting a square tower. The church contains many fine features including a C14 north arcade, C16 tracery panels to the pulpit and two C12 grave slabs.





Beyond the western boundary of the proposed principal Conservation Area is a small satellite boundary containing a group of dwellings and agricultural buildings and several mature trees. Approaching from Upper Street, East Vicarage Farm on the south side is an C18 farmhouse of red brick and black glazed pantiles with contemporary farmstead opposite a C20 pair of semi-detached agricultural workers' cottages. Mature deciduous hedging borders either side of the road. The boundary of Vicarage Farm is enclosed by mature Oak trees. The road verges are steeply banked with mature deciduous hedging to the north side but no hedging to the south side. Further west on the north side is a modern detached house and the Lodge Hotel, a C19 red brick and slate building set in semi-parkland which adjoins the main Wroxham Road. The parkland contains many good specimen trees including Oak, Pine, Spruce, Beech.

C/Jnpter 5

Enhancement

5.1 It is the duty of a local planning authority, from time to time to formulate and publish proposals for the preservation and enhancement of a Conservation Area. Such proposals should be submitted for consideration to a public meeting in the area to which they relate. Whenever possible the participation of interested bodies, such as amenity groups, residents associations or national amenity societies should be encouraged.

5.2 In addition to the policies contained in the respective local plans and the specific areas for enhancement outlined in the architectural and historic appraisal (Section 4 see italics) the Broads Authority and the District Council will seek, by means of the planning control system, together with informal guidance and the grant system (Appendix B), the continued enhancement of the proposed Conservation Area as a whole, both in terms of the built form and the Broads landscape setting.

5.3 It is hoped that in the future, through the Countryside Commission's Village Design Statement initiative, the residents and landowners within the Conservation Area will take a far more proactive role in the Conservation Area's future development and enhancement (see Appendix D) in a continuous dialogue with both local authorities.



Chapter 6

Policies

6.1 The objective of designating a Conservation Area is to preserve and assist the restoration of the historic settlement and safeguard the special importance of its character, the buildings, the spaces between and landscape setting.

6.2 Pressures already exist for increased public access to the countryside, whether its use is for recreation, leisure or tourism. In order to satisfy these demands, it is essential to achieve the right balance between maintaining public access together with the conservation and enhancement of our historic heritage.

6.3 It is also important to preserve, where possible, buildings and structures within the area which contribute to and reflect its architectural, social and economic development, as well as the character of the Broads landscape. At the same time, new developments or extensions to existing buildings must be seen to positively enhance rather than detract from the cohesive qualities of the area.

6.4 In furtherance of these objectives, Broadland District Council and the Broads Authority have adopted Local Plans (The Development Plan) which contain detailed policies relating to control of development within conservation areas.



Chapter 7

Conclusion

7.1 The designation of a Conservation Area covering the historic settlement of Salhouse and surrounding area has provided an opportunity to assist with the preservation of the local distinctiveness of the area, both in terms of its vernacular buildings and their landscape setting.

7.2 By defining the character of Salhouse in these terms it is intended that not only will the local distinctiveness be preserved but it may be enhanced. It will be required that development within the area not just respects, but actually positively contributes to and enhances, those characteristics that made the area worthy of designation in the first instance.

7.3 The District Council and the Broads Authority will endeavour to play their part through the process of planning control, and where possible will encourage, by direct or indirect grant assistance, the repair and restoration of important buildings and landscape features, as well as those areas which would benefit from enhancement which are highlighted in the architectural and landscape appraisal.

7.4 It **is intended that the designation of the Conservation Area should be viewed in a positive manner and not as an instrument imposing bureaucratic control, preventing landowners or homeowners from exercising good estate or home management practices.**

7.5 It is hoped that the designation of the settlement and surrounding landscape as a Conservation Area will afford a degree of protection against poor development both in the built and landscape form. The designation of this area is seen as a possible springboard for further initiatives such as the preparation of a Parish Plan (a Countryside Commission initiative), which would be supported and encouraged by both Broadland District Council and the Broads Authority in partnership with local residents.

7.6 It is hoped that the joint authorities, local landowners, residents and the public can assist in the task of promoting the maintenance, enhancement, development and, where appropriate, restoration of this important historic settlement. Each conservation area is a unique combination of built form and landscape features which themselves combine to define the character of the Broadland area; itself a critical part of the quality and character of the county of Norfolk.

Appendix A

Legislation - The Effect of Designation

1 DEFINITION

1.1 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'.

2 DESIGNATION

2.1 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.

3 PUBLIC PARTICIPATION

3.1 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.

4 DEVELOPMENT CONTROL

4.1 New Development

(1) 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.

(2) 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.

(3) 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.

4.2 Alterations and Extensions

(1) 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.

(2) 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.

(3) 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.

(4) 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".

(5) 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 (see Section 5). In Salhouse in order to protect the character and appearance of the Broads landscape directions may be made which relate to waterways or the built environment.

(6) 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.

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

4.3 Alterations

(1) 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 joinery
- The variety can destroy the harmony within 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.

(2) Other repairs that can have a detrimental impact include:

- Alterations to roofing materials
- Inappropriate repainting techniques
- Inappropriate repainting 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.

4.4 Demolition

(1) 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.

(2) 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.

4.5 Tree Preservation

(1) 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.

(2) 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.

4.6 Important Hedgerows

(1) Under the Hedgerow Regulations 1997 (Sl 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 0.0.E. leaflet 'The Hedgerow Regulations - Your Questions Answered'.

4.7 Broads Authority

Within the area of the Broads more specific policies which relate to safeguarding the quality and character of the Broadland landscape, particularly the Broads and waterways are contained in the Broads Local Plan.

Appendix B

Grants

1 Housing Act Grants

1.1 House Renovation Grants may be available from Broadland District Council in some cases. Enquiries should therefore be made to the Improvement Grants Officer of the District Council.

2 Historic Building Grants

2.1 Within the Broadland district Historic Building Grants are available at the discretion of the District Council. Enquiries should be made to Broadland District Council's Conservation Section in the first instance.

2.2 For example, grants may be given as an incentive to owners to maintain the fabric or appearance of their historic buildings. The type of work eligible includes items such as re-pointing, re-roofing, timber treatment, provision of damp-proof courses, or repair/ replacement of window/doors, etc. Grants are not available for new work or work which has already begun. Full details can be obtained from Broadland District Council.

3 Minor Enhancement Grant

3.1 The District Council has a small budget for the implementation of enhancement schemes on Listed Buildings or Conservation Areas. Although limited, it is often sufficient to 'pump prime' small schemes of improvement and encourage owners to undertake additional repair/enhancement works to their property, e.g. improvements to landscaping or built form.

4 English Heritage (Historic Buildings and Monuments Commission) Grants

4.1 Central Government Grants are made available through English Heritage towards the cost of repair to historic buildings. However, because of legislation, priority is given to the repair of the buildings of outstanding importance. This means grants are normally limited to Grade 1 buildings of National Interest, although this may include some Grade II* buildings.

4.2 Further information is available from English Heritage, Fortress House, 23 Saville Row, London W1X 2HE.

5 Buildings at Risk Grants

5.1 English Heritage has now made available, in special circumstances, grants targeted towards 'buildings at risk' i.e. building in urgent need of repair with an uncertain future, grants are specifically for buildings on English Heritage's Building at Risk Register (Grades I and II*). Money may be available for Grade II buildings on the County/District Buildings at Risk Register.

Further information from English Heritage, 24 Brooklands Avenue, Cambridge CB2 2BU.

6 Ministry of Agriculture Fisheries and Food (MAFF)

6.1 MAFF has made available grants towards the repair/reuse of Historic Buildings to promote the revival or expansion of local crafts, village museums, access to historical features and landscapes. Under the "England Rural Development Programme" (ERDP) "Rural Enterprise Scheme (RES).

Further information is available from the FRCA (an agency of MAFF) at Brooklands Avenue, Cambridge, CB7 2DR.

7 Tree Planting - Grants

(1) Grants for tree planting are available, in certain circumstances, from the Countryside Commission via Norfolk County Council. Enquiries should be made to the County Council.

(2) The District Council also has a small budget for tree planting enhancement schemes within Conservation Areas and through the Parish Tree Warden Scheme. Further details can be obtained from Broadland District Council and through the Parish Tree Warden Scheme.

Appe11dix C

List of Buildings of Special Architectural or Historic Interest

Ref:	Address	Grade
7/65	Salhouse Hall (including Schoolroom & animal shelters in courtyard to north	II
7I 66	Salhouse Hall (Coach house at north-west corner of courtyard to Salhouse Hall)	II
6/67	Salhouse Hall Stables	II
6/68	Salhouse Hall boundary wall gateway & barn	II
6I 69	Salhouse Hall boundary walls to west & north-west	II
7/70	Church of All Saints, Bell Lane (east)	I
7/71	Baptist Chapel, Chapel Loke	II
7/72	Providence Cottage, Lower Street (north)	II
7/73	Braemar, Lower Street	II
7/74	The Grange, Lower Street	II
7/75	Barns at the Equestrian Centre, Lower Street	II
5/76	Shrublands Farm House Upper Street (south)	II
5/77	Broad Farm House, Vicarage Road (north)	II
5/78	Barn west of Broad Farm House	II
5/79	Barn south-east of Broad Farm House	II

Appendix D

Village Design Statements (Summary)*

**(Copied with permission from The Countryside Commission)*

SETTING THE SCENE

1. WHAT IS A VILLAGE DESIGN STATEMENT

COUNTRYSIDE COMMISSION

Introduction

The Countryside Commission believes that the rich and varied character of rural settlements forms an important part of the beauty and distinctiveness of the English countryside. The Commission also believes that this character is under increasing threat from standardisation and poor design. In 1993, we published *Design in the co11ntn;side* (CCP 418), which focused on the themes of regional diversity, local distinctiveness, and the harmony between buildings, settlements and the wider landscape setting. It proposed, as one of two new mechanisms for understanding and influencing rural design, the preparation of Village Design Statements.

The Commission established a pilot programme to test the concept of Village Design Statements in four villages. That programme proved very successful, and this guidance is based on the lessons learned from it. Our intended audience is primarily the local communities who take the lead in preparing Village Design Statements. However, the guidance is also being sent, for information, to the local planning authorities whose support is important in the preparation of Village Design Statements, and who are responsible for their approval as Supplementary Planning Guidance.

A number of other local, community-based, environmental initiatives are already well established, such as Parish Maps and Village Appraisals. However, Village Design Statements
are unique in that they set out to influence the way the statutory planning system operates locally, through their approval as Supplementary Planning Guidance. They provide a context for new development, based on an identification and analysis of local character.

The purpose of Village Design Statements is to manage change, whether that change is major new development or just cumulative, small-scale additions and alterations. They are not about **whether** development should take place; that is a job for the local plan. Their concern is about how planned development should be carried out, so that it is in harmony with its setting and contributes to the conservation and, where possible, enhancement, of the local environment.



Local communities have a unique appreciation and understanding of their own place, and a Village Design Statement (which from now on will be shortened to VOS) is based on this knowledge. It describes the qualities and characteristics that people value in their village and its surroundings. It sets out clear and simple guidance for the design of all development in the village, based on that character. It is an advisory document produced by the village community, not by the local planning authority. It will not stop development and change from happening, but it will help to influence how new development fits into the village.

Design is often seen as the sole responsibility of architects and designers to decide on behalf of everyone else. Many people feel unable to contribute because design is 'a matter of taste' or they have no expertise. Taste relates to personal choice. But good design stems from principles and standards which can be described in terms of size, shape, scale and materials. Everyone can agree how those principles should apply to their own village and how new development should protect and enhance local identity.

The traditional features of the village and new village housing at Saxthorpe, Norfolk.