

# The Architectural and Landscape Character of South Norfolk

Extract from South Norfolk Place-Making Guide -  
Supplementary Planning Document September 2012

For ease of reference the pages in this extract have been renumbered and the key to the character areas map on page 22 has been updated.

# Section 2

## The Special Character of South Norfolk

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### 2.2 Vernacular Architecture of South Norfolk

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### 2.3 Landscape Character

#### Overview

#### National Landscape Character Areas

- South Norfolk & High Suffolk Claylands
- Mid Norfolk and Central North Norfolk
- The Broads

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### 2.4 Local Landscape Types and Character Areas

#### Character Map

#### A: Rural River Valley

- A1 Tas
- A2 Yare/Tiffey
- A3 Tud

- A4 Wensum
- A5 Waveney

#### B: Tributary Farmland

- B1 Tas
- B2 Tiffey
- B3 Rockland
- B4 Waveney
- B5 Chet
- B6 Yare

#### C: Tributary Farmland with Parkland

- C1 Yare
- C2 Thurlton

#### D: Settled Plateau Farmland

- D1 Wymondham
- D2 Poringland

#### E: Plateau Farmland

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- E3 Hingham-Mattishall

#### F: Valley Urban Fringe

- F1 Yare

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Long Stratton

Hethersett

Costessey/Easton

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Redenhall with Harleston

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## 2.1 Introduction



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# Introduction

Understanding and responding to character or local distinctiveness is a fundamental component of the delivery of successful developments.

Good design makes a critical contribution to the conservation and enhancement of the distinctive character of the district. South Norfolk Council wishes to ensure that appropriate consideration is given to the manner in which new development relates to its surroundings and the purpose of this section of the guide is to assist applicants in understanding the local context and identifying, protecting and enhancing those elements which contribute to local distinctiveness.

Prior to appraising a development site and its immediate setting, it is essential to understand its wider context, in order to establish the general pattern and scale of development, the influence of landscape, views, skylines, predominant materials and the relative sensitivity and capacity for change.

The section is structured in six interconnected parts:

- 2.2 Vernacular Architecture of South Norfolk.
- 2.3 Landscape Character.
- 2.4 Local Landscape Types and Character Areas.
- 2.5 Character of Key Areas for Growth.
- 2.6 Character of Market Towns.
- 2.7 Ecology and Biodiversity.

This includes descriptions and illustrations of typical building materials and details which make up the vernacular architectural character of the district. A brief overview is then provided for the four national landscape character areas found within South Norfolk, followed by the seven distinctive local landscape character areas identified in the South Norfolk Landscape Assessment published in 2001 and 2006. Key defining characteristics of settlements and vernacular architecture have been extracted from this study for each area and a set of design principles established to guide the form and appearance of new development.

The full Landscape Assessment includes additional information on a wider range of topics including geology, landform, topography, scale & enclosure, land cover and biodiversity etc.

Similar information on character and design principles is also provided for the growth areas and market towns. Further details can be obtained from the 'Historic Characterisation Assessment Report 2009' from the Greater Norwich Development Partnership. Finally key information is set out on ecology and biodiversity issues which need to be taken into consideration.

**Applicants will be required to provide sufficient evidence to demonstrate how these defining characteristics and design principles have been taken into consideration in developing their design proposals. The amount of evidence required must be tailored to suit each site and the nature of the development proposed.**

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## 2.2 Vernacular Architecture of South Norfolk



Kirstead Hall

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# Vernacular Architecture of South Norfolk

## Introduction

South Norfolk has a considerable wealth of buildings and settlements of architectural and historic interest with important examples of most periods and many types of architecture and traditional methods of construction. The building types are strongly related to the availability of materials locally which dictated their form of construction and appearance. These indigenous materials provide a sense of place, permanence and continuity and make a significant contribution towards defining the distinctive character of the district.

Like most of Norfolk the solid geology is chalk, although it was too soft to be a good building material and it was the presence of clay which mainly determined the nature of buildings in the area. This was made into blocks (unfired clay lump), bricks and pantiles and out of it grew the forests which were felled to provide timber for the majority of buildings up to the 18th century. Typical traditional building materials of the area therefore include flint, plaster, timber, clay lump, soft red bricks, black or orange pantiles and thatch. Buildings are generally less decorated than those of North Suffolk and there is less use of flint than in North Norfolk. The key characteristics and distinctive features

of the architecture of South Norfolk are summarised below

## Flint

- Almost every church in the district is partly constructed of flint, although the material is not as widely used in South Norfolk as in some other parts of the county.
- Round-towered flint churches are a particularly distinctive feature within the South Norfolk landscape, which has the greatest concentration of these within the region, particularly towards the eastern part of the district around the valleys of the Rivers Yare and Waveney.
- Typically used for the construction of plinths to timber framed and clay lump buildings as well as the construction of dwellings and farm buildings with examples in most parishes.
- Although flint nodules were not suitable for the construction of sound corners, brick 'dressings' were often used to form strengthening elements at corners and at window and door openings, with stone sometimes being used to dress the corners of flintwork, especially in churches.
- Flint nodules were often laid in the state they were found. For prestige secular buildings they were usually

split or knapped on one face. Often for ecclesiastical work, the flints were each formed to a consistent square shape, producing an impressive, precise effect.

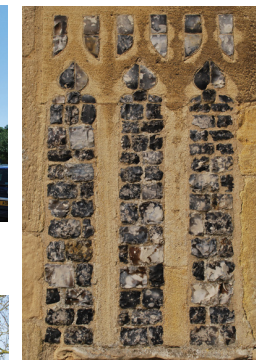
- Sometimes square flints were set and divided into panels by dressed stone to create 'flushwork' Whole field flints were often mixed with knapped faces to create a random patterned face to buildings or boundary walls, sometimes with brick plinths, piers and quoins.



Trowse



Forngett St Peter



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# Vernacular Architecture of South Norfolk

## Timber-framed buildings

- As the most readily available building material, timber was formed into framed structures, morticed into a timber sole plate on a brick or flint plinth built around the perimeter of the desired plan form.
- The distinguishing character of timber framing centred in East Anglia and evident within South Norfolk is the use of close studding where the walls are composed of full storey height studs set fairly close together in the frame.
- An important architectural feature was the jettied upper storey where the upper room projects beyond the wall below to form an overhang, which became a symbol of status and wealth on houses and buildings of any importance such as guildhalls and market halls.
- Not all timber framed structures were meant to be exposed in which case the exterior was finished with lime plaster. This could be plain, colour washed or decorated with a raised or incised pattern, the latter being more general in South Norfolk, known as pargetting, although this is not as common or elaborate as in Suffolk and Essex.
- A distinctive feature in the construction of many farm buildings throughout the

district including barn structures, cart lodges and stables which illustrate the technique in its simplest form without embellishment and decorative detail.

- Various types of infill panels were used for the spaces between the exposed frame including wattle and daub, where clay daub is applied to a lattice panel of hazel or willow wattle woven around oak staves; lath and plaster, the most common infill in the tall narrow panels created by close studding or brick nogging sometimes laid decoratively in herringbone or diaper patterns.
- Windows in the form of simple rectangular casements, several lights in width were set between the main frame members.
- More sophisticated forms of windows evolved with elaborate moulded mullions and horizontal transoms, to divide the lights into smaller panels, along with projecting windows of various types.
- Openings were glazed with leaded lights of rectangular or diamond shaped panes and wrought iron opening casements.
- Doorways were treated in a similar way with the jambs and head incorporated as part of the main wall frame and simply detailed doors.



Wymondham



Diss



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# Vernacular Architecture of South Norfolk

## Brick

- Brick was first used in more prestigious buildings and gradually made its way into vernacular buildings around the 15th century.
- Examples of English bond with alternating course of all headers (bricks laid with their ends to the wall face) and all stretchers (bricks with their sides to the face of the wall) and later Flemish bond with alternate headers and stretchers in the same course.
- Some examples of rat trap bond with bricks laid on their sides giving a distinctive appearance.
- Towards the end of the 18th century the common red brick became unfashionable and was replaced with the 'white' brick which was considered more elegant. In the early 19th century a local brickfield was established in Costessey and produced what became known as 'Cossey Whites' along with distinctive, ornate 'Cosseyware', fine moulded brickwork white could be rubbed and shaped into intricate patterns, several examples of which are within the north west part of the district.
- Due to the soft nature of the local Norfolk red brick, arches with fine mortar joints could be made by rubbing bricks to the required shape.

- The treatment of brick gables is a distinctive feature throughout the district including the technique of forming a sound coping to a gable wall by laying the bricks at right angles to form a series of triangles, known as tumbling.
- Other distinctive details include crow-stepped gables and curved, shaped gables known as Dutch gables, both of which are common throughout South Norfolk.
- There are a considerable number of highly decorative chimney stacks, the shafts either being clusters of octagons, hexagons, squares or circular forms, often enriched with a variety of raised designs such as chevrons, zigzags, diamonds, honeycombs, lozenges and quatrefoils.
- Other typical traditional details include decorative treatment at eaves level such as the use of three or four courses of brickwork corbelled out to the gutter line with the middle course set diagonally or dog-tooth along with a range of decorative patterns of projecting dentil courses.
- Brick drip moulds were often incorporated above window openings as an important and practical feature.

- The use of patterned, ornamental or diaper brickwork is also fairly common, particularly the use of overburnt headers to emphasise Flemish bond.
- Boundary walls often include brick piers with a capping of semi-circular brick on a tile creasing course which may be used with a combination of corbelled and dentil courses below.



Hingham



Score

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# Vernacular Architecture of South Norfolk

## Clay Lump

- The use of sun-dried clay blocks in Britain is almost entirely restricted to East Anglia and there are probably more examples of their use in South Norfolk than in any other part of the region, which gives a distinctive character to the architecture of the district.
- Generally farm buildings were finished with tar but domestic buildings tended to be coated with lime plaster and may be colour-washed.
- In order to protect as much of the external wall as possible from the rain, eaves were constructed with a good overhang and drip shelves (planks of wood) were also introduced on the gable end where a greater area of wall was open to the elements which were built into the wall at intervals to throw off the rain.
- The external facing often makes it difficult to recognise clay lump buildings, particularly as many were given a 'skin' of brickwork during the 19th century.

## Weatherboarding

- Although there are some examples of domestic buildings such as Stoke Holy Cross and Fair Green, Diss, weatherboarding was not commonly used in South Norfolk, except in the construction of mills and agricultural buildings.
- The water mills of the 18th century provide the best examples of this building type, with timber weatherboarding being an economic material for these large industrial buildings.
- Boards are fixed either horizontally with the upper edges feathered or vertically with planted cover fillets over the joints and either painted or tarred.



Fair Green Diss



Marlingford



Marlingford



Runhall

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# Vernacular Architecture of South Norfolk

## Thatch

- There are three main thatching materials found in South Norfolk, which are long straw, water reed and combed wheat reed.
- Long straw is the traditional thatching material of the district, particularly in the southern area and has a distinctive appearance, usually being thicker than water reed thatch and having a coarser texture and more rounded outline.
- Water reed traditionally used Norfolk Reed particularly in the Broads area of the district and can be recognised by a very compact, even texture with clean-cut edges, usually with simple ridge patterns and finished to a sharp plain outline.
- Combed wheat reed uses wheat straw rather than water reed but the wheat is passed through a comber to remove all the ears and leaves to produce a straight reed which is laid with all the heads in one direction in a similar fashion to water reed.
- The ridge is generally finished to a greater thickness and often shaped into ornamental patterns using sedge and tough grass, although the decorative ridge is a fairly recent feature, being introduced early in the

20th century; plain and simple ridges were the norm but now tend to be the exception.

- Overhanging eaves provide protection to the walls from rain and to enable the thatch to throw off rather than absorb the rainwater, it was necessary for the pitch of the roof to be steep, usually between 45 and 55 degrees.



Pulham Market



Tasburgh



Forncett St Peter



Tivetshall St Mary



Tivetshall St Mary



Kimberley

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# Vernacular Architecture of South Norfolk

## Norfolk Pantiles and Plain Tiles

- Pantiles first appeared in the area during the 17th century, being another Flemish import, but by the beginning of the 18th century they were displacing thatch as the general roofing material and were being produced locally.
- Norfolk pantiles have a shallow 'S' shaped profile and being laid in a regular grid create a distinctive, bold, undulating roof surface.
- Typically, pantiled roofs are simple ridged forms, although many in the district are of a very steep pitch due to having been originally thatched.
- The predominant colour seen throughout the district is a red/orange natural clay pantile, although black glazed pantiles are a special feature of South Norfolk.
- Verges may be detailed in a number of ways including a top cover bargeboard or finished against a protective parapet and ridges are traditionally a half round ridge tiles.
- Clay plain or pintiles are also occasionally found within the district.



Wymondham

## Slate

- Welsh slates were introduced into the area as a result of the improvement of transport during the late 18th and early 19th centuries and has now been absorbed into the traditional range of roofing materials within the district as is the case in many other areas.
- Although not common, its use is found in 19th century terraces and some larger houses.
- Slate roofs are quite different in character to traditional pantiled roofs, generally having a lower roof pitch, subtle colour variation and texture and presenting a more formal and refined architectural impression.



Hingham

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# Vernacular Architecture of South Norfolk

## Bargeboards

- Traditionally, on tiled roofs, the overhanging edge up the slope of the gable was finished with a wooden board fixed along it in order to mask the ends of the horizontal roof timbers, known as a bargeboard.
- In South Norfolk a further addition includes the use of a thin timber cap fixed to the top of the bargeboard and overlapping the first row of tiles along with a hip-knob, often used as a decorative feature at the junction of the bargeboards.
- Another constructional detail characteristic of the area is the change in pitch of the roof to a shallower slope for the first three courses or so from the eaves with the addition of a sprocket above the bargeboard.
- Earlier bargeboards were relatively simple and unadorned, but from the 19th century onwards a vigorous style developed involving shaping the lower end of the bargeboard to form intricate patterns with a wide variety of examples throughout the District.

- These include the wedge type, being the most typical found in small cottages, the gabled type with plain or decorative bargeboards and occasionally the more decorative crow-stepped gable dormer constructed in brick.



## Dormers

- Dormer windows are a typical traditional feature throughout the District, with a variety of styles and details.

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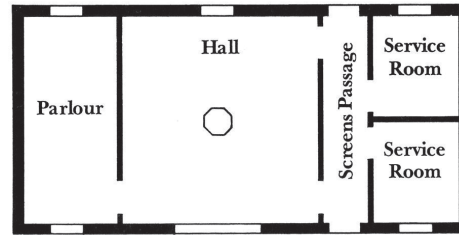
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# Vernacular Architecture of South Norfolk

## House Plan & Form

- The Hall House : The mediaeval hall house had a fairly regular pattern, having a large communal area open to the roof, separated from two service rooms by a 'screens' passage, at either end of which were the external doors to the building. A variation of the hall house, the 'Wealden' house, had a two storey bay at each end of the hall, the first floors of which were jettied (cantilevered out). Two examples of this type survive in South Norfolk, although in a modified form, Bretts Manor at Wacton Common and Yew Tree Farmhouse, Forncett St Mary.

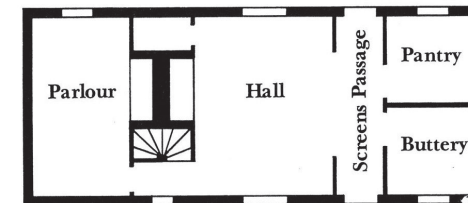


Plan of Medieval Hall House

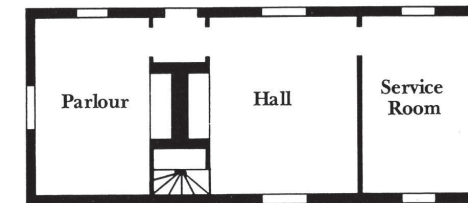
- The Single-Span House : By the 16th century, the introduction of the hearth and chimney stack, situated at the end of the hall, enabled the first floor to be continued over the whole building. However, the ground floor remained essentially unchanged and it was not until the latter half of the 16th and the beginning of the 17th century that it became more common for the 'screens' passage arrangement to be abandoned in favour of having the entrance against the chimney. The stack was a considerable thickness and the space left over on the opposite side was often occupied by the staircase. A variation on this plan type had chimney stacks at each end of the house with brick gable ends and short brick return walls between which were timber-framed side walls.
- South Norfolk has a great wealth of houses of the single span type, especially in the central area of the district, although several have

been altered and modified and they vary considerably in size as well as structural quality.

- The single span system of construction is the constant factor of vernacular building up to and including the 17th century. Buildings were designed with the constraining factor of the longest available timber member determining the depth of the building.



Plan of 16th Century House



Plan of 17th Century House



Yew Tree Farmhouse Forncett St Mary



Bretts Manor Wacton Common



Forncett St Mary

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# Vernacular Architecture of South Norfolk



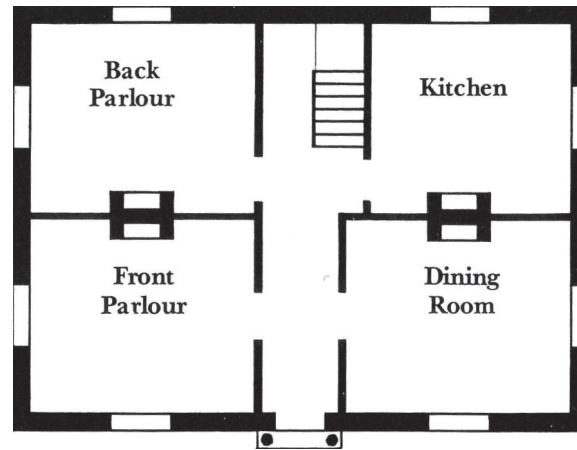
Forncett St Mary



Tasburgh

- The Double Depth House : By the 18th century, construction principles and techniques generally used for grand or non-vernacular buildings in the 16th and 17th centuries had filtered down the social scale. A clean break was made from the single span, asymmetrical plan of the 17th century house in favour of the symmetrical 'square' plan which allowed four rooms to be entered off

a common hall. This basic shape was retained through the 19th century. The popularisation of Welsh slate as a roofing material in the late 18th century enabled roof pitches to become much shallower.

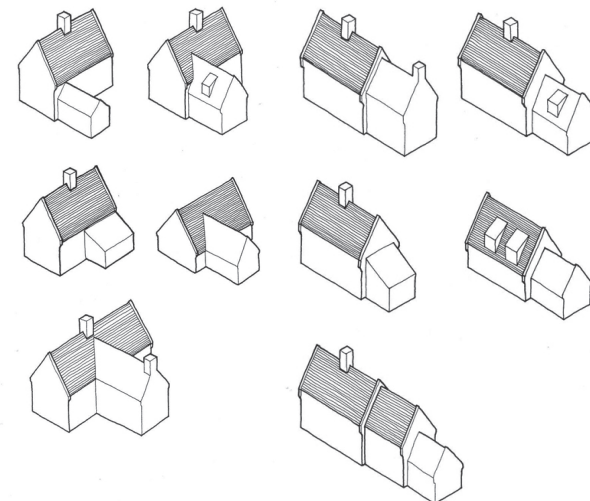


Plan of 18th Century House



Winfarthing

- Enlargements to buildings follow a variety of simple traditional additive forms such as a one or two storey extension to the end of the building or by adding another long rectangular unit at right angles to the original house to create cross-wings, lower parallel ranges, gables and lean-tos. The two storied house often had its roof extended downwards at the rear of the building to enable some small rooms to be added to the ground floor to create an 'outshot' with a slightly shallower pitched roof known as a catslide roof.



Traditional Building Forms

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# Vernacular Architecture of South Norfolk

## Tayler & Green Buildings

- The architects Herbert Tayler & David Green were commissioned in the 1940s, 50s and 60s by the former Rural District of Loddon to design a number of housing schemes in several parishes throughout the district. They combined low cost with an understanding of rural character and use of local building materials and craftsmanship.
- Following a thematic study of post-war, local authority housing by English Heritage in the 1990s, four groups of houses designed by Tayler & Green were added to the statutory list of buildings of special architectural or historic interest at Grade II. This recognised the developments at Bergh Apton, Ditchingham, Loddon and Gillingham as some of the best examples in the country which make an important contribution to the distinctive character of the built environment within South Norfolk.
- Tayler & Green's approach to layout involved carefully working with the landscape, often using groups of terraces to form key spaces. These terraces may be gently curved or stepped to work with the topography of the land.

- A variety of materials were used including brickwork which often incorporated decorative patterns, especially on gable walls along with colour washed facades in pastel shades to provide visual interest to the terraces.
- The use of chimneys creates a distinctive roofscape which along with patterned trellis work, decorative bargeboards and features such as crinkle-crankle walls have resulted in schemes which are an important part of the built heritage of the district.



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## 2.3 Landscape Character



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# Landscape Character

## Overview

The landscape of South Norfolk comprises a rich, and often subtle, diversity of character and features, whether natural or influenced. Outside the limits of the main built-up centres of the market towns, expanses of agricultural land are punctuated by scattered settlements, woodlands, trees and hedgerows, commons, rivers, broads, and heaths.

The district has a slightly undulating topography with gentle transitions, with the highest points at Carleton Rode and Poringland. River valleys provide the greatest natural variation in landform, while man-made features, such as the Roman town at Caistor St Edmund and the by-passes for Norwich (A47) and Wymondham (A11), have imposed their own contrasts.

Throughout the district are identified assets that have helped enrich the landscape. There are many Registered Historic Parks, such as Kimberley, which has arguably one of the finest concentrations of veteran trees in the county, and also a number of locally significant parks and gardens. In addition are remnants of former estates, such as Costessey, the plantings of which still provide significant visual reminders of a grand past. Across

the district are many sites of ancient woodland, and also an identified historic hedgerow pattern in the Dickleburgh area.

## National Landscape Character Areas

There has been much work at both a national and local level to establish the key characteristics of South Norfolk. The Countryside Agency and English Nature have defined four National Character Areas in South Norfolk that describe the district's landscape.

**South Norfolk and High Suffolk Claylands** forms the largest of the areas and includes Long Stratton and Wymondham.

## Key characteristics

- Slightly undulating topography.
- Large areas of chalky glacial till plateau with little relief, except where incised by small rivers and streams.
- Mix of remnant medieval Ancient Countryside (irregular small fields with pollard hedgerow oaks), early co-axial field patterns, and large modern fields devoid of hedges and trees.
- Large common grazing lands, greens or commons with settlement around the edge.

- Almost entirely arable, except for pasture in river valleys, remnant parkland, commons and greens. Intensive livestock housing.
- Boundaries formed by deep ditches, with or without hedges and/or hedgerow trees. Large areas of woodland are scarce, especially on the plateau. Small copses are frequent in some areas.
- Few major transport routes but extensive network of narrow lanes and byroads.



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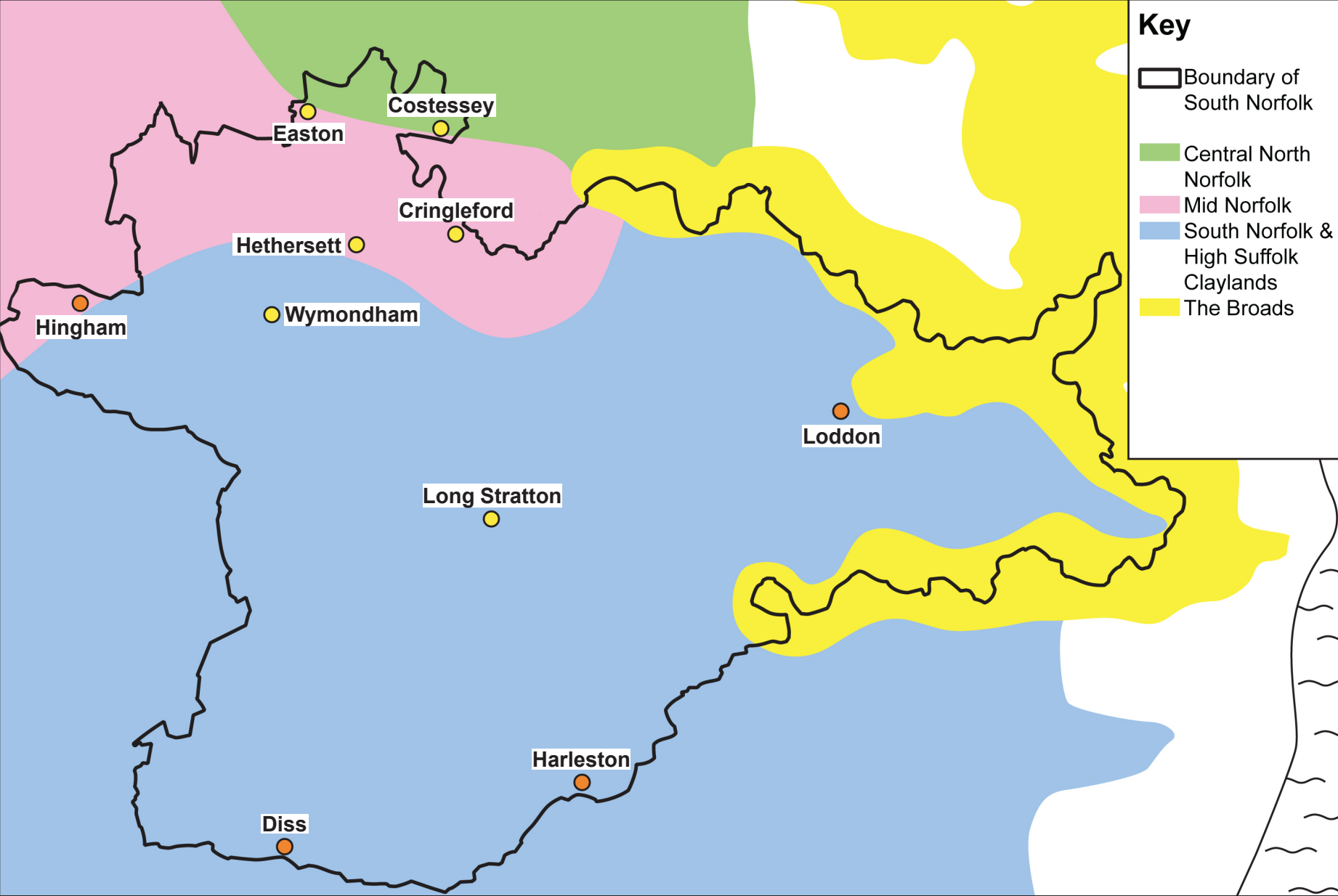
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# Landscape Character

## National Landscape Character Areas



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# Landscape Character

**The Mid Norfolk Area and the Central North Norfolk Area** are together the second most influential areas, which include Cringleford and Hethersett, and to the north between the River Wensum and the A47 part of Costessey & Easton.

## Key characteristics

- Variable geology, with extensive sand and gravel soils.
- Predominantly arable, with variable field sizes, generally medium rather than large; relatively well-wooded, often a reflection of sporting interest within the estates, but with little ancient woodland.
- Remnant ancient countryside with patchwork field system which has been sporadically rationalized, particularly towards the west.
- Large number of small- to medium-size 18th century estates.
- Dispersed villages and isolated farmhouses within complex minor road network. Denser settlement pattern south of river Wensum.

**The Broads Area** forms the last National Character Area along the boundaries of the District, defined by the rivers Yare and Waveney.

## Key characteristics

- Predominantly an area of fens and marshes around extensive areas of open water, containing a wet, low-lying complex of flooded former peat workings ('Broads') of various sizes, river channels, reed swamp, fen, carr woodland and drained grazing marsh, with some arable cultivation.
- Settlement is on higher ground, with extensive areas of reedbeds, grazing marsh and some woodland in the floodplain. Tourist villages have no cohesive vernacular character and are very crowded in summer but population is sparse elsewhere.
- Windpumps and isolated farmhouses are the most significant artefacts in the marshes, with boats, birds, cattle, field gates, willow pollards and reed-fringed ditches all important landscape features throughout the area.
- Landscape of contrast and surprise, with rivers and Broads concealed from surrounding areas by carr woodland or extensive views over rivers and marshes.



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### 2.7 Ecology & Biodiversity

## 2.4 Local Landscape Types and Character Areas



Hales Church

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# Local Landscape Types and Character Areas

Within the four National Landscape Character Areas identified above, there are seven Landscape Types that share common characteristics of geology, topography and vegetation. These have been identified by work commissioned by South Norfolk Council in the South Norfolk Landscape Assessment Report, as:

A: Rural River Valley.

B: Tributary Farmland.

C: Tributary Farmland with Parkland.

D: Settled Plateau Farmland.

E: Plateau Farmland.

F: Valley Urban Fringe.

G: Fringe Farmland.

Within the Landscape Types there are twenty detailed Landscape Character Areas that describe the single and unique geographical areas of the Landscape Types in South Norfolk.

A summary of the key characteristics and design principles for new development for each character area is provided in the next section of the Place Making Guide. Developers must take these principles into account when considering proposals for any development.

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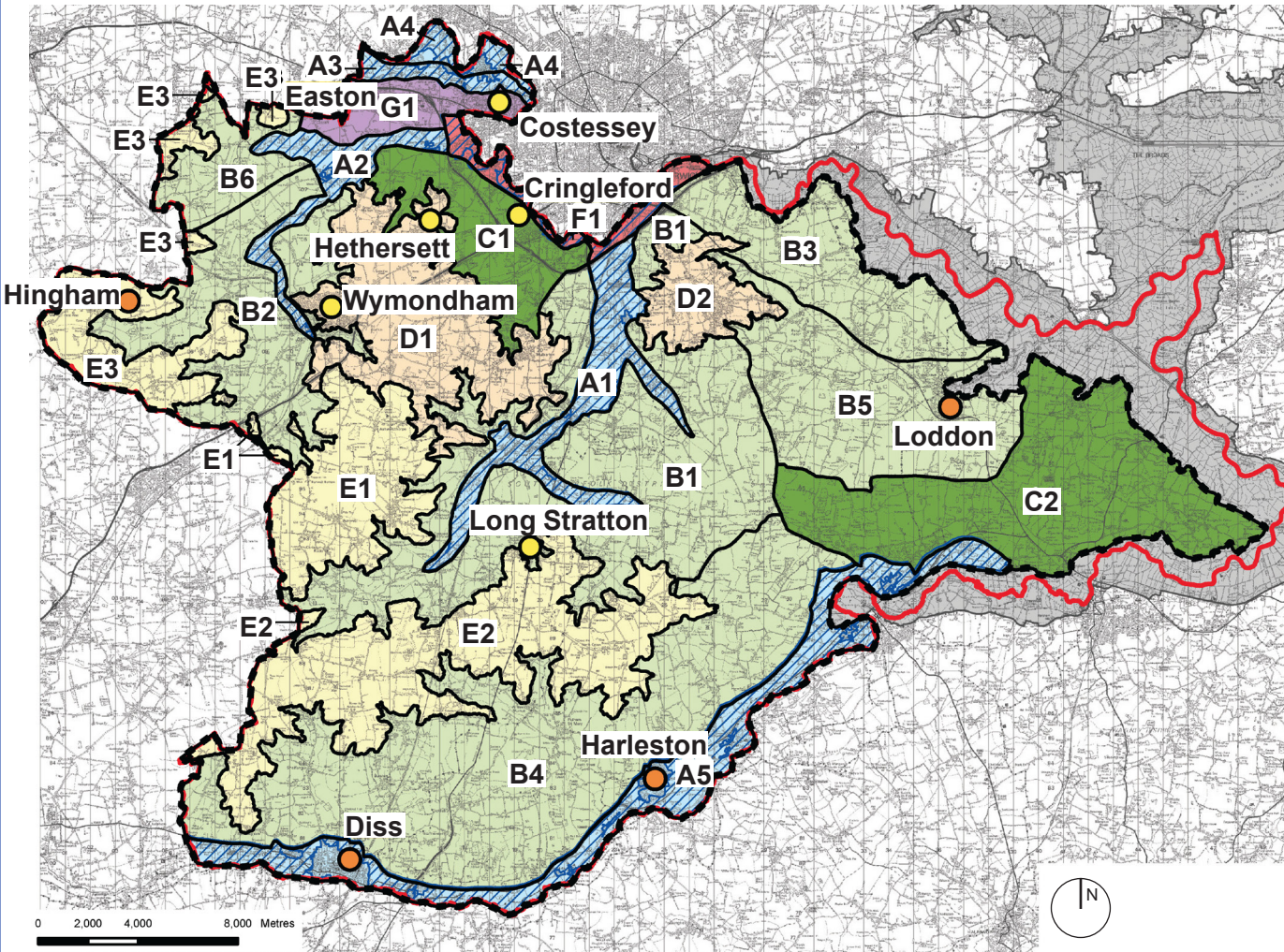
**2.5 Character of  
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# Character Map

Click on the labels to view the relevant character page



## Character Areas

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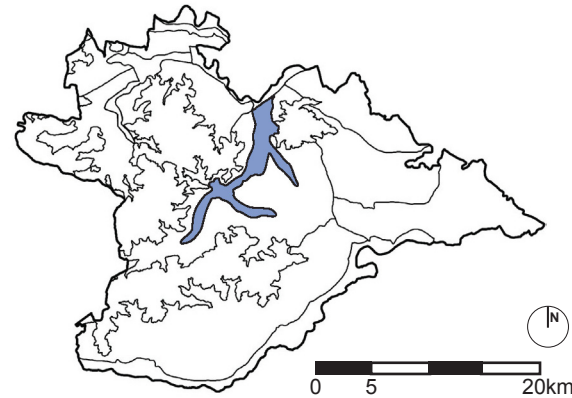
### 2.7 Ecology & Biodiversity

# A1: Tas Rural River Valley

The Tas Rural River Valley runs in an approximately south to north direction from Tasburgh in the south to the Norwich Southern Bypass in the north including valleys to Shotesham, Hempnall and Forncett with boundaries defined topographically in relation to the top of the valley sides.

## Key characteristics

- Some long views within the valley but restricted external views.
- Sparsely settled character with buildings of a rural vernacular appearance clustered around fording points or linear development at the upper or lower areas of the valley sides.
- Characteristic vernacular buildings including distinctive weather-boarded mill houses and Dutch gable ends.
- Presence of a small number of distinctive halls and parkland.



Shotesham



Stoke Holy Cross



Shotesham

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# A1: Tas Rural River Valley



Shotesham



Newton Flotman



Shotesham



Shotesham



Stoke Holy Cross

## Key design principles

- Ensure that the sparsely settled character of the valley is maintained, with its occasional buildings of local rural vernacular character and clear relationship with the landscape context.
- Maintain the distinctive settlement pattern, either nucleated around bridges or ford crossing points or as linear settlements along roads on the valley sides.
- Consider the impact of development within adjacent landscape character areas, particularly higher land of the Tas Tributary Farmland (character area B1) on the character of the rural valley, especially in open parts of the valley where there are key views.
- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the area reflecting traditional character, materials and colours of the locality.

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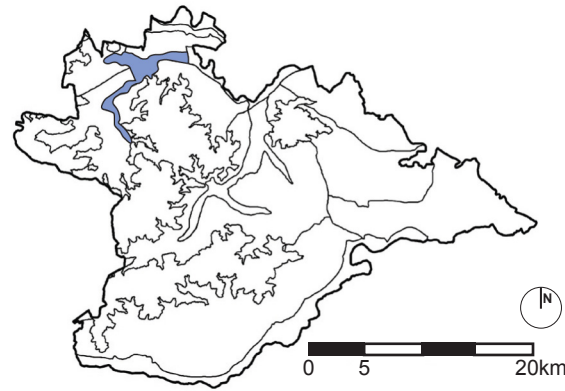
### 2.7 Ecology & Biodiversity

## A2: Yare/Tiffey Rural River Valley

The Yare/Tiffey Rural River Valley is to the south-west of Norwich defined by the valley landform of the River Yare and its tributary the River Tiffey, with the Norwich Southern Bypass defining the boundary where it crosses the River Yare, east of Norwich.

### Key characteristics

- Presence of attractive historic bridges over the river, mostly constructed of brick, some of which are Scheduled Ancient Monuments.
- Important buildings present including Wymondham Abbey and churches and mills forming landmark features.
- Distinct small attractive villages with strong vernacular qualities clustered around river crossings on the valley floor. Sparse farmsteads and isolated buildings, scattered across the valley sides.
- Important views including the view to Wymondham Abbey across the river valley.
- Villages contain a core of attractive buildings with a distinctive vernacular character including brick and flint buildings, stepped gable ends, round towered churches and weatherboarded watermills.



Marlingford



Bawburgh



Wrampingham



Bawburgh

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## A2: Yare/Tiffey Rural River Valley



Barford



Bawburgh



Marlingford



Kimberley

### Key design principles

- Ensure that the existing development pattern is maintained with settlement clustered around fording points or focussed at the base of the valley sides.
- Ensure that the sense of separation between settlements is maintained.
- Respect the small scale of existing developments and the openness of the valley floor.
- Ensure that important long range views are protected including the skyline and crest of the upper slope.
- New buildings should respect the vernacular character of individual buildings and the villages as a whole.
- Retain the rural character of the area by avoiding the use of standardised and intrusive urban materials and features.



Wymondham Abbey from the Tiffey Valley

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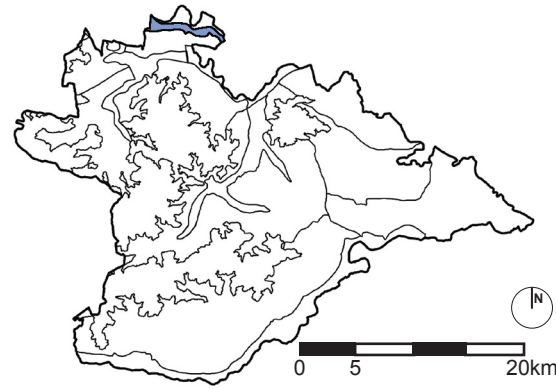
#### 2.7 Ecology & Biodiversity

## A3: Tud Rural River Valley

The Tud Rural River Valley is defined by the landform of the upper valley sides and incorporates woodland along the valley crest to the south which forms an important enclosing vegetation belt along the Norwich Southern Bypass and areas of the ridge between the River Wensum.

### Key characteristics

- Small intimate rural valley with confined valley form and restricted views but more distant views from the upper slope.
- Remote, very rural character despite proximity to Norwich due to extremely restricted access.
- Small scale, very sparse settlement comprising occasional isolated farmsteads of vernacular character.
- Farm houses and their associated agricultural buildings, which often include brick and white-painted buildings with red pantiled roofs integrated into the landscape.
- Important 'green' gap between the settlements of Costessey and New Costessey located on the upper valley either side of the Tud, with some linear, predominantly post-war expansion into the valley at their edges, where they have a more suburban residential character.



Easton



Costessey



Easton

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## A3: Tud Rural River Valley



Easton



Easton

### Key design considerations

- Respect the sparsely settled character of the valley.
- Maintain the distinct and separate character of the settlements of Costessey and New Costessey.
- Prevent incremental development down the valley sides into this character area.
- Respect the character of existing vernacular buildings and integration with the rural landscape.
- Consider the impact of any development on key views to and from the River Tud.



Easton

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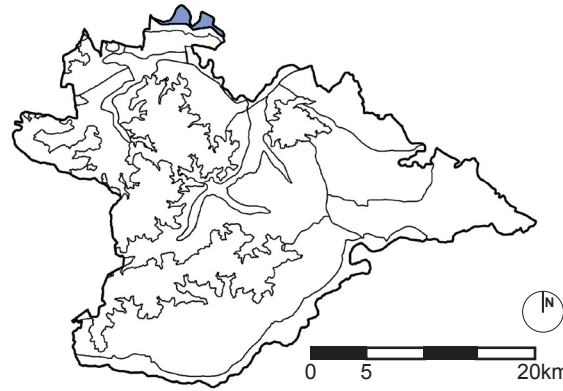
#### 2.7 Ecology & Biodiversity

# A4: Wensum Rural River Valley

The Wensum Rural River Valley is located in the far north of the district and is defined by the landform of the upper valley sides.

## Key characteristics

- Settled valley (mainly outside of South Norfolk) including the strong, linear settlement of Costessey which follows a meander in the Wensum.
- Brick-based architecture including elements of 'Cosseyware' – fine decorative brickwork produced by George Gunton from his Costessey brickworks during the Edwardian period.
- Strong visual character which is considerably more urban and less vernacular than those settlements within the more rural river valleys.
- Brick is the predominant building material although post-war and more modern styles (including bungalows) and materials are also common.



Costessey



Costessey



Costessey



Costessey

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## A4: Wensum Rural River Valley



Costessey



Costessey



Costessey

### Key design considerations

- Prevent the loss of identity by avoiding development which merges with other nearby settlements such as New Costessey.
- Ensure that new development respects the existing character of Costessey and the landscape context.
- Reinforce and respond positively to the remaining vernacular context and the locally distinctive character of the decorative brickwork present in some buildings.
- Consider the impact of any development on key views to the River Wensum.



Costessey

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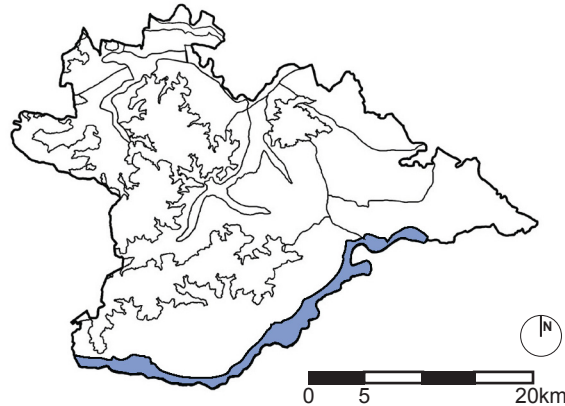
# A5: Waveney Rural River Valley

The Waveney Rural River Valley runs along the southern boundary of the district with the River Waveney itself forming the division between the counties of Norfolk and Suffolk. The boundaries are defined topographically to the north by the upper crest of the valley sides, although settlements such as Diss and Harleston extend beyond this boundary to encompass the whole settlement.

## Key characteristics

- A relatively large-scale open valley landscape with some long views within the valley.
- Number of attractive fords and small bridges along the river course.
- Scole Roman Settlement – Scheduled Ancient Monument.
- Strong market town character at Diss and Harleston.
- Settlements occur on the northern slopes of the valley side, predominantly clustered, with the exception of Needham and Wortwell, which are distinctly linear, stretching along the valley floor.
- Open grassy commons of many of the village centres are a reminder of the historic landscape.

- Water mills, windmills and churches, including round tower churches, form distinctive landmark features within the valley.
- Red brick and coloured render are distinctive building materials, contributing to the attractive vernacular character of the area.
- Listed post-war residential development by Tayler & Green Architects at Ditchingham



Needham



Ellingham



Ditchingham

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# A5: Waveney Rural River Valley



Brockdish



Wortwell



Needham



Scole



Brockdish

## Key design considerations

- Maintain the character of the rural lane network, particularly the sunken lanes and their fords and bridge crossings.
- Maintain the rural character of the river valley by avoiding the use of standardised and intrusive urban materials and features.
- Ensure that key views to landmark churches, particularly those on the valley crest skyline are preserved and that new development protects and enhances the setting of landmark features.
- Ensure that the compact character of the market towns and small scale vernacular settlements is preserved and enhanced.
- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the area, reflecting distinctive character, materials, and colours of the locality.

See Appendix A:

- Case Study 2: Ditchingham; and
- Case Study 6: Brockdish.

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# B1: Tas Tributary Farmland

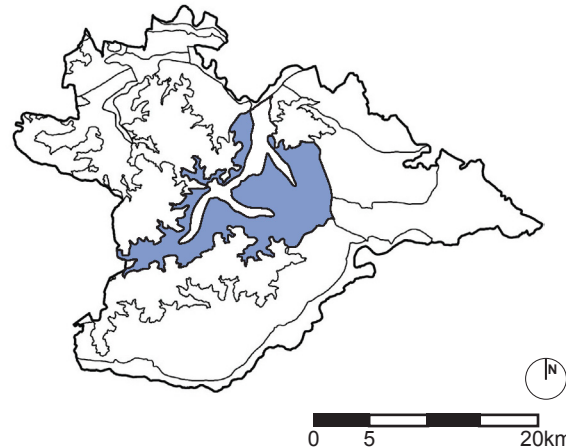
The Tas Tributary Farmland is a large area of land encompassing the Tas River Valley character area, located at the heart of South Norfolk and bounded to the north, south and west by surrounding Plateau areas.

## Key characteristics

- Framed open views across the countryside and into adjacent character areas.
- Settlements characterised by a small number of large villages including Long Stratton, with smaller hamlets and scattered farmsteads dispersed across the wider landscape, frequently clustered with small areas of woodland.
- Agricultural buildings occur at intervals across the landscape, the more traditional being built of red brick.
- Settlements include Swainsthorpe with its round towered church, Newton Flotman and Saxlingham Nethergate with many timber framed houses and thatched cottages.
- Churches are distinctive features within this landscape and are visible across the character area when located on areas of higher ground including round towered churches at Topcroft, Fritton and Aslacton and square towered churches at Stratton

St Michael and Tibenham.

- Mixed vernacular of timber frame, stepped and Dutch gables, thatch and round towered churches.
- Post-war residential development by Tayler & Green Architects at Woodton.



Swainsthorpe



Woodton



Shotesham

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# B1: Tas Tributary Farmland



Howe



Saxlingham Nethergate



Forncett St Mary



Topcroft



Saxlingham Nethergate

## Key design principles

- Ensure that the existing small scale and dispersed settlement pattern is respected and that settlements do not become merged as a result of infill and edge development.
- Consider the impact of development upon the skyline and ensure that the sense of openness of the character area is preserved.
- Ensure that positive views are maintained, particularly those of the Tas Tributary Farmland from the Southern Bypass, to and from the City of Norwich and to and from Venta Icenorum (Caistor Roman Town) in the Tas Valley.
- Ensure that new development responds to the vernacular character of existing settlements including scale, form, proportions, materials and colours.
- Maintain the rural character of the lanes, grass verges and hedges forming property boundaries and avoid the use of standardised and intrusive urban materials and features.

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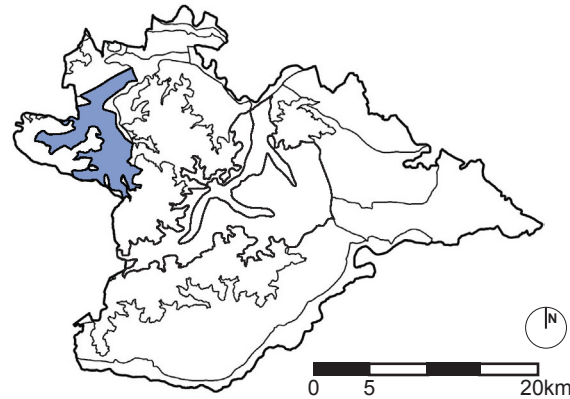
### 2.7 Ecology & Biodiversity

## B2: Tiffey Tributary Farmland

The Tiffey Tributary Farmland is in the western part of the district. The upper limits are defined by the edges of the Plateau Farmland Landscape Type and the settled Plateau Farmland with the lower limits defined by the Yare/Tiffey Rural River Valley.

### Key characteristics

- Rural working landscape of farmland.
- Framed and long range views into adjoining Yare/Tiffey Rural River Valleys and towards important landmarks including Wymondham Abbey and Wicklewood Windmill which create a sense of place.
- Sparse settlement comprising a small number of nucleated villages - Morley St Botolph, Spooner Row, Wicklewood and Kimberley, isolated dwellings and interspersed farm buildings but connected by a dense network of rural lanes.
- A number of more industrial type farm buildings feature prominently in the landscape.
- Elements of vernacular interest including isolated square towered churches, timber-framed buildings, stepped gables and a windmill forming important local landmarks.



Kimberley



Morley



Wiklewood



Kimberley

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## B2: Tiffey Tributary Farmland



Spoooner Row



Kimberley



Wicklewood

### Key design principles

- Maintain the predominantly rural character of the area and ensure new development relates to the existing pattern of small villages with occasional scattered development.
- Ensure sensitive siting and design of new agricultural buildings and other tall structures to minimise visual impact upon the landscape.
- Protect views to landmarks and their settings, particularly Wymondham Abbey, Wicklewood Windmill and isolated churches and ensure that these are not adversely affected by new development.
- Ensure that new buildings respond to the vernacular character of existing settlements.



Kimberley

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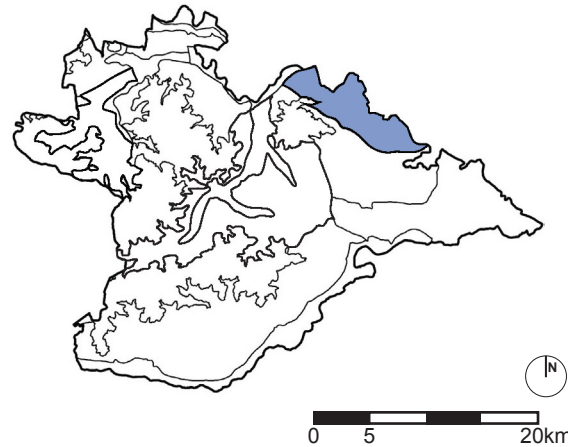
## B3: Rockland Tributary Farmland

The Rockland Tributary Farmland is to the east of Norwich. The eastern boundary adjoins the Yare Valley Urban Fringe and Tas Tributary Farmland, with the northern perimeter defined by the edge of The Broads and the A146 forming southern boundary, abutting the Chet Tributary Farmland and the Poringland Settled Plateau Farmland.

### Key characteristics

- Small villages, particularly linear villages along the edge of the Yare floodplain including Surlingham and Claxton, with small nucleated settlements inland including Rockland St Mary, Bramerton & Thurton.
- Vernacular character of older buildings with several brick houses having predominantly Dutch gables due to high number of brickworks located in this area in the 18th and 19th centuries along with newer post-war buildings including some residential development by Tayler & Green Architects.
- Eighteenth century parkland attributed to Capability Brown at Langley Park, listed Grade II on the English Heritage register is a significant feature of the area.
- Presence of numerous isolated 'Saxon' churches which are important landmark features.

- Important views towards Norwich Cathedral and The Broads which provide a sense of place.



Surlingham



Surlingham



Rockland St Mary



Kirby Bedon

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## B3: Rockland Tributary Farmland



Hellington



Kirby Bedon



Carleton St Peter



Bramerton



Rockland St Mary

### Key design principles

- Respect the existing characteristic pattern of linear settlements at The Broads fringe with settlements dispersed across the landscape elsewhere.
- Ensure that the rural quality is maintained including the rural lane network.
- Ensure that the integrity of important landmarks is respected particularly the setting of isolated churches.
- Maintain key views into and from The Broads.
- Consider the impact of development on the skyline of open areas.
- Ensure sensitive siting and design to integrate new agricultural buildings into the landscape with minimum visual impact.
- Ensure that new buildings respond to the vernacular character of existing settlements.

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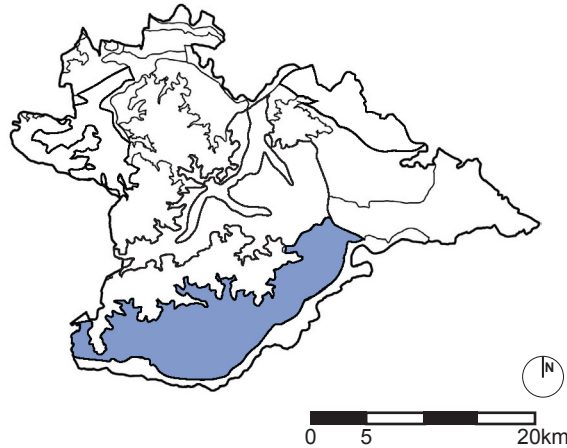
## B4: Waveney Tributary Farmland

The Waveney Tributary Farmland covers an extensive area in the southern part of the district, incorporating land which slopes down to the lower lying Waveney Valley, which forms its southern boundary. The north western boundary is defined by the higher land of the plateau.

### Key characteristics

- Large scale open landscape on higher ground with some distant views.
- Round tower and isolated churches are distinctive landmarks and often significant in rural views.
- Moats and earthworks are a feature usually associated with old halls and farms.
- Historic parkland and associated halls and mansions occur throughout the area.
- Distinctive, regular, historic field pattern around Dickleburgh & other villages.
- Settlement occurs throughout the character area with villages frequently linear along roads and some villages being more compact and set around village greens as at Pulham Market and Burston. Less concentrated settlement to the east and west of the area.

- Large farm and processing units present in the wider landscape are often visually dominant.
- Older farm buildings characteristically red brick and pantiled.
- Building styles include a mix of traditional to the more suburban edges.



Pulham St Mary



Dickleburgh



Pulham Market

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## B4: Waveney Tributary Farmland



Dickleburgh



Gissing



Frenze



Winfarthing



Dickleburgh



Pulham St Mary

### Key design principles

- Protect views to landmark churches and their settings and ensure that these are not adversely affected by new development.
- Ensure that distinctive small-scale historic field patterns around villages are conserved.
- Ensure that the rural character is conserved with the pattern of small villages and settlements set within the agricultural landscape.
- Ensure that the individual identity and character of the villages either set around greens or loosely followings roads is maintained.
- Maintain soft grass verges and open frontages that characterise the settlements along rural roads and avoid the creation of hard boundaries or surfaces which would create a more urban character.
- Ensure that new development responds to and reinforces the local vernacular features which contribute to the rural character of the area.

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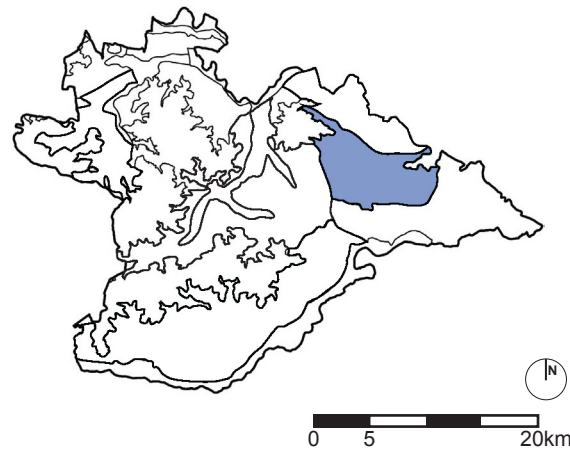
# B5: Chet Tributary Farmland

The Chet Tributary Farmland lies in the east of the District with its north eastern edge, abutting the Broads at Loddon and Chedgrave. It comprises land rising gently from the Broads and is cut through by the River Chet and its tributaries.

## Key characteristics

- Flat to gently undulating landscape.
- Dispersed settlement across the character area but where it does occur is generally quite compact, often clustered around greens of 12th to 13th century origin, with intricate network of minor roads.
- Areas of parkland at Langley and Bergh Apton.
- Moated sites at Hales Hall, Moat Farm to the south of Kirstead Green and to the west of the church at Hales.
- Distinctive and extensive areas of common land and smaller village greens.
- Norman round-towered churches are a distinctive character of the landscape either within villages or as isolated landmarks, forming very visible features on the highest ground, generally built of chequered red brick and flint.

- Most villages have a distinctive village core comprising red brick and timber frame houses with mixed building styles and materials at the more recent, suburban edges. Village ponds are also a feature.
- Large farm buildings and farm processing units occur throughout the landscape with older farm buildings being characteristically red brick and tiled.
- Several post-war residential developments by Tayler & Green Architects including the listed groups at Loddon & Bergh Apton.



Brooke



Bergh Apton



Loddon

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## B5: Chet Tributary Farmland



Bergh Apton



Hales



Brooke



Hales



Bergh Apton

### Key design principles

- Ensure that the rural character is conserved with settlements primarily relating to the tributary valleys.
- Avoid further linear development which would impinge on the rural setting.
- Maintain visual links to The Broads and consider the effect of any change to and from The Broads and their setting.
- Ensure that views to churches and their settings are protected as distinctive landmark features within the landscape and that they are not adversely affected by new development.
- Ensure that new development responds to and reinforces the character and identity of the market towns and villages with their compact form clustered around a historic core and their local vernacular features which contribute to rural character including scale, form, proportions, materials and colours.

See Appendix A:

- Case Study 13: Hales.

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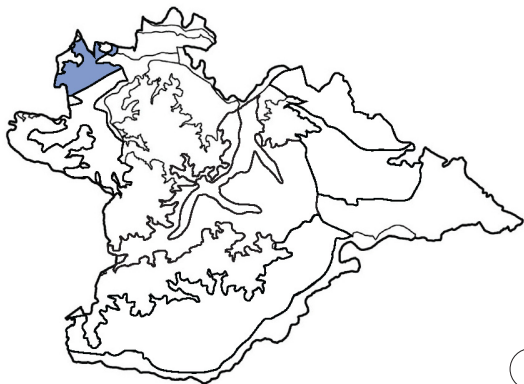
#### 2.7 Ecology & Biodiversity

## B6: Yare Tributary Farmland

The Yare Tributary Farmland is a small character area in the north west of the district, bounded to the north and east by the district boundary with the edge of the adjacent higher plateau landscape and Tributary Farmland associated with the Tiffey to the south east.

### Key characteristics

- Gently undulating landform.
- 'Parkland' character around Welborne and Coston.
- Settlements of linear form at Barnham Broom, Welborne, Brandon Parva and Coston dispersed throughout the character area with a network of connecting rural lanes.
- Distinctive views to churches which provide important focal points in the landscape.



Brandon Parva



Runhall



Barnham Broom

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## B6: Yare Tributary Farmland



Runhall



Coston



Runhall



Welborne



Welborne

### Key design principles

- Ensure that the character of individual villages is conserved by limiting linear development to prevent coalescence of settlements and maintaining the rural character of the network of lanes.
- Ensure that views to churches and their settings are protected as focal points in the landscape and that they are not adversely affected by new development.
- Ensure that new development responds to and reinforces the vernacular character of individual settlements including, scale, form, proportions, materials and colours.

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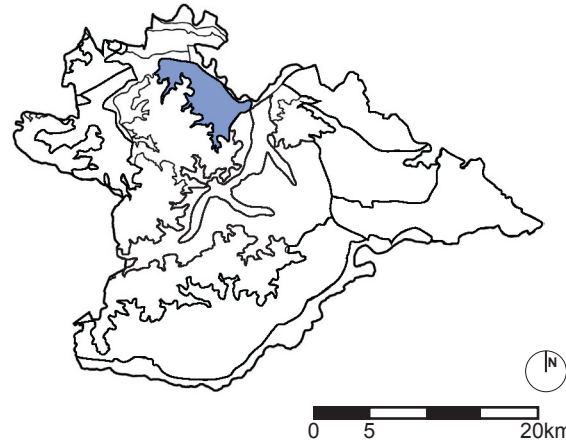
# C1: Yare Tributary Farmland with Parkland

The Yare Tributary Farmland with Parkland is to the south-west of Norwich and is defined by the rural and urban reaches of the River Yare to the east and north and by the settled plateau farmland around Hetherset and Wymondham to the south.

## Key characteristics

- Shelving landform with gently undulating topography.
- Presence of large parkland estates with railings, boundary fences, tree-lined avenues and traditional wooded parkland.
- Sparsely settled landscape with small clusters of farmhouses, small villages and rural dwellings associated with large manorial buildings and halls.
- Vernacular architectural character, predominantly of rural buildings and estate dwellings with mix of brick, flint, stepped and Dutch gables, more modern dwellings in the larger villages.
- High number of large dwellings in extensive grounds including characteristic large detached halls and manor houses, usually constructed of brick, of high architectural quality, associated with the parkland estates of Keswick, Intwood, Thickthorn and Colney.

- High number of churches including especially characteristic isolated churches.
- Intermittent long views towards Norwich.
- Presence of large institutional buildings including the hospital and areas of the Norwich Research Park at Colney.



Little Melton



Swardeston



Intwood

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# C1: Yare Tributary Farmland with Parkland



Keswick Hall



Little Melton



Colney



Intwood



Cringleford



Little Melton

## Key design principles

- Ensure that the sparsely settled character of the area is respected with small villages, isolated buildings of vernacular character and large institutional buildings in extensive grounds.
- Ensure that the quality, character and setting of the key landscape assets are protected, notably the tributary corridors and historic parklands.
- Ensure that key views of historic churches and their settings are protected.
- Ensure that the rural character of the network of lanes is conserved and avoid the use of more urban features such as widening, kerbing and lighting.
- Consider the impact on key views from higher plateau landscape, adjoining character areas and views towards Norwich.
- Ensure that new development responds to and reinforces the local vernacular features which contribute to the character of the area.

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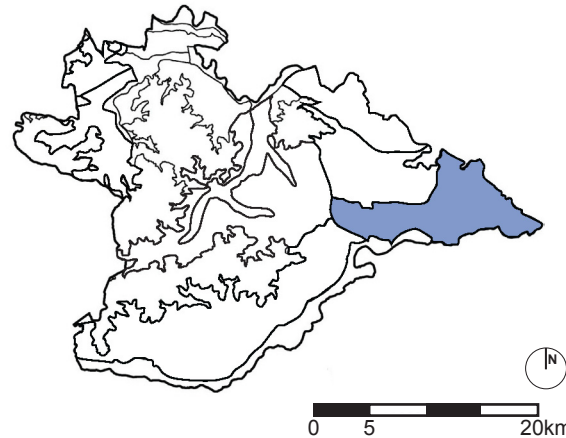
## C2: Thurlton Tributary Farmland with Parkland

The Thurlton Tributary Farmland with Parkland lies to the extreme east of the district adjoining The Broads to the east and extending to the district boundary to the south.

### Key characteristics

- Land rises gently from the low lying Waveney valley with areas of flatter plateau cut by narrow tributaries (Becks).
- Presence of large estates with their associated 18th and 19th century halls and distinctive historic parkland landscapes including Ditchingham, Raveningham, Hedenham, Ellingham, Geldeston & Gillingham.
- Relatively sparsely settled with the larger villages of Haddiscoe and Thurlton (associated with the Becks) and Gillingham. Villages mainly residential with absence of centre/core, but Toft Monks set around a village green.
- Isolated and round tower churches are key features and prominent in views. Red brick barns occur as landmark features.
- Open views across the marshes of The Broads.
- Modern development plus traditional vernacular of red brick, Dutch and stepped gable ends.

- Several post-war residential developments by Tayler and Green Architects including the listed group at Gillingham.



Gillingham



Toft Monks

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## C2: Thurlton Tributary Farmland with Parkland



Toft Monks



Thurlton



Haddiscoe



Wheatacre



Toft Monks



Gillingham

### Key design principles

- Ensure that the relatively sparsely settled character is conserved with occasional larger villages and scattered isolated settlements and farms.
- Ensure that historic parkland landscapes are conserved and enhanced.
- Ensure that key views into and from The Broads are maintained.
- Ensure that views to churches and their settings as landmark features are protected and enhanced.
- Ensure that the rural character of the road and lane network is conserved.
- Ensure that new development integrates within the rural setting particularly the interface with the landscape at settlement edges and conserves and reinforces locally distinctive vernacular elements which contribute to the character of the area.

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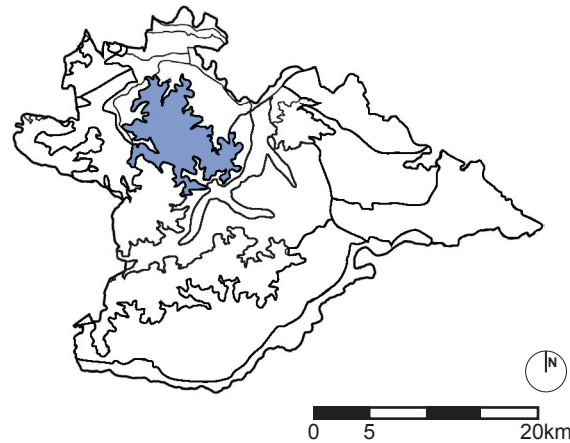
# D1: Wymondham Settled Plateau Farmland

The Wymondham Settled Plateau Farmland is located to the south-west of Norwich and includes the medium sized settlements of Wymondham and Hethersett.

## Key characteristics

- Large expanse of flat landform with little variation over long distances with strong open horizons.
- Settled landscape with large edge-of-plateau towns and villages at Wymondham, Mulbarton and Hethersett plus smaller, nucleated settlements including Great Melton, East Carleton, Bracon Ash, Hethel and Wreningham, dwellings and farms dispersed across the plateau.
- Long views from plateau edge with important views towards Norwich from the north of the area.
- Strong vernacular character particularly brick and pantile, timber framed buildings, stepped and Dutch gables and some black and white painted brick buildings.
- Vernacular character partly eroded by modern estate type development
- Some isolated churches, sometimes hidden by dense churchyard vegetation.

- Parkland previously a strong feature but only Hethersett Hall, Ketteringham and Great Melton remain.
- Historic market town at Wymondham.



Hethel



Mulbarton



Mulbarton

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# D1: Wymondham Settled Plateau Farmland



Ketteringham



Mulbarton



East Carleton



Ketteringham



Bracon Ash

## Key design principles

- Ensure that the distinctive settlement pattern is respected comprising concentrations of development at plateau edge locations, smaller nucleated village settlements and dispersed buildings across the plateau.
- Ensure that the nucleated clustered character of the settlements is maintained.
- Consider the impact of new development on skyline views and the sense of 'openness', particularly views from the surrounding lower tributary farmland.
- Ensure that key views from the plateau edge to and from the City of Norwich are maintained.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

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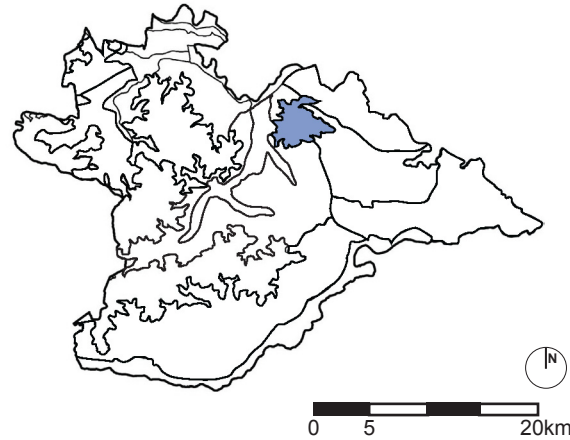
### 2.7 Ecology & Biodiversity

## D2: Poringland Settled Plateau Farmland

The Poringland Settled Plateau Farmland is located to the south-east of Norwich and is defined by the 40m AOD contour.

### Key characteristics

- Flat landscape which rises to a gentle central dome.
- Long views to Norwich from the northern edge and to the Tas Valley.
- Densely settled core area, predominantly of ribbons of post-war bungalows and other development along the small roads, interconnecting the older settled areas which in part blurs the transitions between villages making them indistinct.
- Older village cores have a more distinct character and vernacular buildings are frequently brick with some flint or flint details, ornamental Dutch gables and some stepped gables.
- Churches predominantly round-towered with a notable exception at Framingham Pigot where a later spired church uncharacteristic for South Norfolk, replaced an older round tower.



Framingham Earl



Framingham Earl



Arminghall



Poringland

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## D2: Poringland Settled Plateau Farmland



Arminghall



Yelverton



Framingham Earl



Poringland



Framingham Earl



Poringland

### Key design principles

- Ensure the distinction and separation between the core settled area around Poringland and the smaller outlying settlements is maintained.
- Ensure that new development does not adversely impact upon key views from and to the sensitive edge of the area, particularly to the north which is intervisible with Norwich.
- Ensure that new development is well integrated into the landscape and maintains the quality of the transition between the settled and agricultural landscape.
- Avoid development that accentuates the linear quality of the post-war settlement pattern.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

See Appendix A:

- Case Study 4: Poringland.

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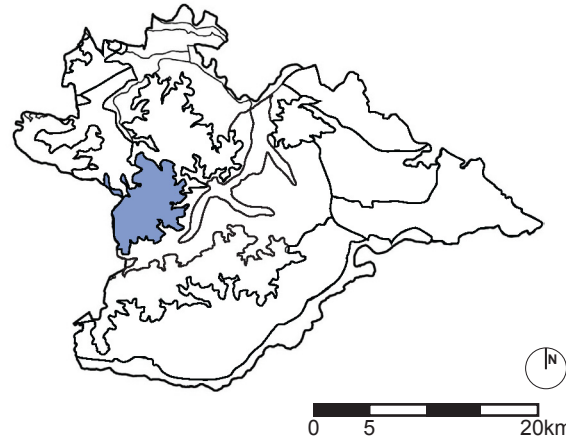
#### 2.7 Ecology & Biodiversity

# E1: Ashwellthorpe Plateau Farmland

The Ashwellthorpe Plateau Farmland character area is located in the west of the district, forming an area of higher flat land above the 50m contour. It is bounded by the slightly lower lying and settled plateau farmland to the north-east and it adjoins the tributary farmland sloping down towards the Rivers Tiffey and Tas.

## Key characteristics

- Distinctive flat elevated landform.
- Large scale rural landscape of both openness and enclosure by woodland.
- Panoramic views and some framed views.
- Linear settlement along roads.
- Network of rural roads crossing the area connecting settlements.
- Moats are a feature either associated with historic halls or in isolation.
- Churches at the edge or outside of linear settlements.
- Vernacular buildings including timber framed houses intermixed with more modern development.
- Isolated farmhouses dispersed throughout the area with distinctive black timber and brick barns and farm buildings a key feature.



Bunwell



Tacolneston



Ashwellthorpe



Ashwellthorpe

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# E1: Ashwellthorpe Plateau Farmland



Bunwell



Tacolneston



Bunwell



Carleton Rode



Fundenhall



Ashwellthorpe

## Key design principles

- Ensure that new development maintains the character of existing settlements but avoids the loss of individual village identity through merging of settlements.
- Ensure that the setting of historic halls and moats is maintained.
- Ensure that the rural character of the road and lane network is maintained
- Ensure that new development maintains the open character and panoramic views from parts of the plateau.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

See Appendix A:

- Case Study 5: Ashwellthorpe.

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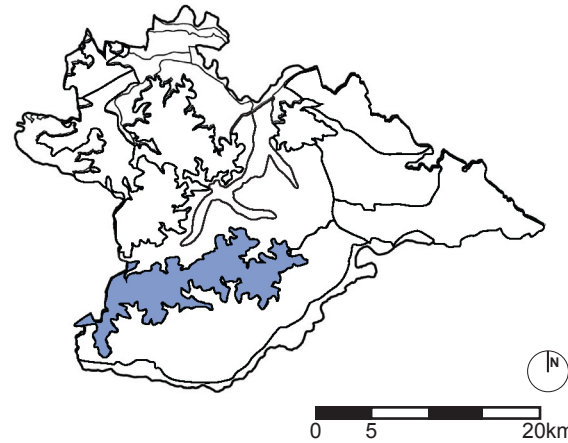
### 2.7 Ecology & Biodiversity

## E2: Great Moulton Plateau Farmland.

The Great Moulton Plateau Farmland character area comprises an area of elevated plateau above the 50m contour in the southern part of the district. It adjoins the lower lying tributary farmland which slopes away towards the Rivers Tas and Waveney

### Key characteristics

- Flat, elevated plateau landform.
- Large scale landscape of openness and exposure.
- Number of greens and commons.
- Distant views and farm buildings, some of large scale, exposed and visible in the open landscape.
- Timber framed houses and associated moats.
- Distinct absence of churches within the landscape.
- Sparsely settled with scattered farmhouses and farm buildings, some linear settlement with absence of centre/core.



Gissing



Tibenham



Bressingham



Winfarthing

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## E2: Great Moulton Plateau Farmland.



Tivetshall



Shelton



Wacton Common



Morningthorpe



Tivetshall

### Key design principles

- Ensure that the essentially open, unsettled character of the area is maintained.
- Ensure that the setting of historic halls and moats is conserved.
- Ensure that new development respects the small scale patterns and individual identity of existing settlements.
- Ensure that important long and open views are maintained.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

See Appendix A:

- Case Study 7: Tivetshall.

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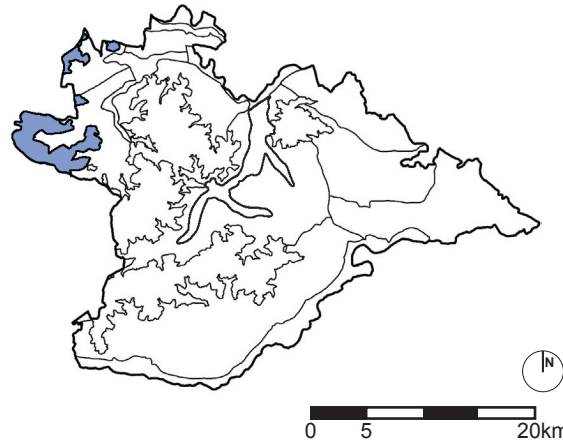
#### 2.7 Ecology & Biodiversity

# E3: Hingham-Mattishall Plateau Farmland

The Hingham-Mattishall Plateau Farmland is in the western part of the district and extends beyond the boundary into Breckland. Within South Norfolk there are five separate areas delineated by land above the 50m contour.

## Key characteristics

- Flat plateau landform.
- Open elevated landscape with extensive views to and from the plateau.
- Settlement concentrated in nucleated market town of Hingham which developed around two markets and a church. Georgian architecture surrounding the market place provides a sense of place and distinctive character.
- Apart from Hingham, sparsely settled with linear settlement of several farms and some scattered farmsteads.
- Churches are a significant feature within the area as well as views from the higher ground to churches outside the character area creating a strong sense of place.
- Rural character with winding rural lanes dissecting the area.



Morley



Deopham



Welborne



Deopham

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## E3: Hingham-Mattishall Plateau Farmland



Morley



Morley



Hingham



Deopham



Hingham

### Key design principles

- Ensure that the essentially unsettled character is maintained with concentrated settlement at Hingham and rural dispersed farms.
- Ensure that new development does not adversely impact on views to churches and their settings as landmark features.
- Ensure that the distinctive character of Hingham is protected and enhanced.
- Ensure that the rural character of the road and lane network is conserved.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

See Appendix A:

Case Study 14: Wymondham College.

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# F1: Yare Valley Urban Fringe

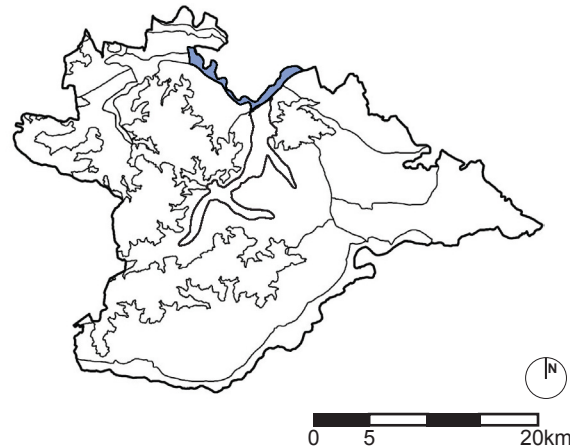
The Yare Valley Urban Fringe Character Area lies at the perimeter of the City of Norwich with boundaries marked by the transition of the valley form into the surrounding landscape at around 30m AOD.

## Key characteristics

- Broad semi-enclosed valley form with wide flat flood plain and enclosing valley sides.
- Perceived absence of settlement within the valley although influenced by development in the Norwich urban fringe along parts of the upper valley sides.
- Sense of inaccessibility with transportation routes restricted to discrete transverse river crossings and non-vehicular bridleways creating a remote character.
- Green buffer to the edge of the City of Norwich.
- Post-war and more modern residential development around river fording points as at Cringleford and Trowse Newton. These encroach on the upper valley sides and create a more urban character, with brick the predominant building material.
- Few distinctive vernacular buildings mainly due to the relative lack of pre-war settlement within the valley, one

exception being the weatherboarded Keswick Millhouse.

- Large institutional developments within or visible from the valley landscape including the Norwich Research Park at Colney and the hospital, which also contribute to urban character.



Trowse



Keswick

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# F1: Yare Valley Urban Fringe



Trowse



Trowse



Trowse



Trowse



Trowse



Keswick

## Key design principles

- Ensure that the relative absence of development within the valley is maintained and that any new development relates to existing settlement crossing points.
- Ensure that new development does not adversely impact on the open character of the valley.
- Ensure that open views to and from the southern bypass, the City of Norwich and important landmarks are maintained.

See Appendix A:

- Case Study 1: Trowse.



Trowse

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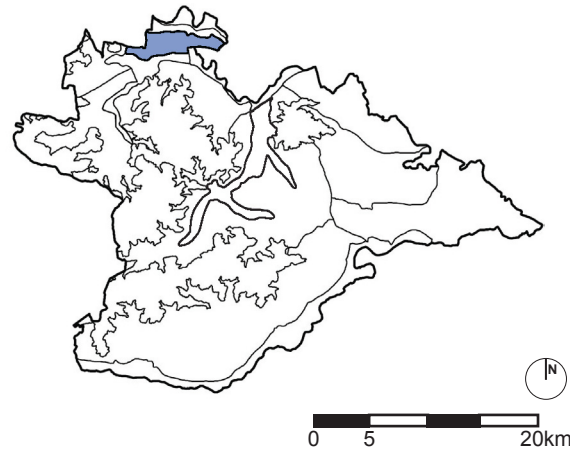
### 2.7 Ecology & Biodiversity

# G1: Easton Fringe Farmland

The Easton Fringe Farmland is located to the west of Norwich and is a small linear belt occupying a ridge of land between the Tud and Yare Rural River Valley Character Areas from about 30m to over 50m AOD.

## Key characteristics

- Undulating landscape sloping towards a distinct ridge top.
- Highly developed ridge top with a strong urban fringe character including the presence of significant urban settlement at Costessey and the smaller linear settlement of Easton, large retail superstores with their associated car parks and a park and ride scheme.
- Large scale recreational uses including the presence of a golf course and the Royal Norfolk Showground.
- Strong rural character of arable and pastoral farmland context but dominated by urban development.
- Major transportation through-route and gateway into South Norfolk from the southern bypass.
- No scheduled monuments or historic parklands within the landscape and absence of distinctive built elements or historic features such as round towered or isolated churches.



Marlingford



Easton



Colton

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# G1: Easton Fringe Farmland



Easton



Costessey



Easton

## Key design principles

- Consider the cumulative impact of any development upon the overall character of the area.
- Ensure that good quality rural views from the ridge top to the surrounding countryside are preserved.
- Consider the views from the surrounding landscape which is highly sensitive to any development on or near the prominent ridge top.
- Consider the impact of proposals upon the quality of the 'sense of arrival' into South Norfolk and how new development will enhance this.

See Appendix A:

- Case Study 11: Easton College.

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## 2.5 Character of Key Areas for Growth



Wymondham

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# Wymondham

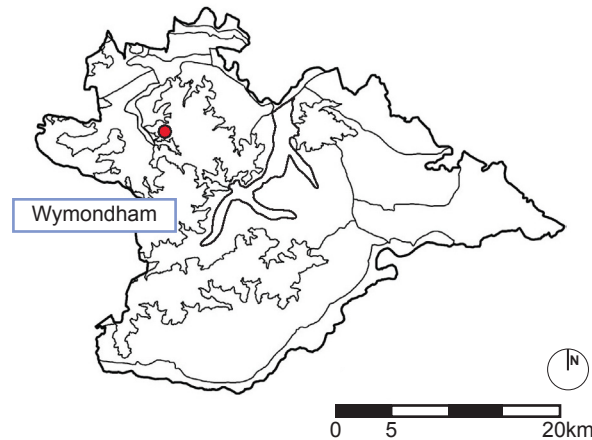
## Introduction

Wymondham is the largest settlement in South Norfolk. It lies about 14 kilometres south west of Norwich on the A11.

The Market Place is the focal point of a densely packed historic core, while the Abbey and its grounds have dictated how the medieval town has developed. The town centre has a rich heritage of high quality buildings, mostly two storeys, which, together with boundary walls and outbuildings close to the road edge, shape the irregular pattern of the streets and spaces.

The presence of the Abbey and River Tiffey has led to most 20th century expansion being located to the north and east. To the west and south, dwellings line the primary routes, but this area is generally sparsely populated, and still dominated by the pastoral landscape enhanced by views of the Abbey towers.

Beyond the centre, the parish comprises a number of hamlets; small church/hall settlements, with dispersed farmsteads and country houses. The major roads and railway have disrupted this pattern.



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# Wymondham

## Key characteristics:

- Tightly defined urban grain; narrow “burgage” plots in historic core, larger houses and plots to the west.
- Focal point of Market Place and Market Cross.
- All streets vary in width with changes in level and alignment, often opening up into squares and crossing points.
- Buildings mostly two storeys, but great variety of styles and status.
- High quality of craftsmanship and design.
- Number of key landmark buildings.

- Significance of the Abbey both within the town and its setting.
- Traditional materials, mostly pantiles and brick, but examples of slate, flint, timber framing and render.
- Modest but significant open spaces and trees make a positive contribution in the town centre, with Tiffey valley and associated river meadows to the south and west making an important recreation and ecological green corridor.
- Outlying hamlets and settlements, landscape dominated and visually separate and distinct.

- Presence of large parkland estates with estate dwellings, railings and other features.
- Poorer quality of 20th century expansion with standard design and highway dominated layouts; loss of local distinctiveness.
- Lack of connection between estates and the town centre.
- Lack of imagination in the use of aspect, views and integrated landscaping.
- Physical and visual disruption of main transport routes dissecting the eastern part of the parish.



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## Key design principles

- Protect key views of the Abbey in building layouts.
- Retain separation and landscape dominance of outlying hamlets and adjoining settlements.
- Integrate landscape and open spaces into the design of new development and.
- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas of the town, reflecting their distinctive character.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.

See Appendix A:

- Case Study 3: Wymondham, Cock Street;
- Case Study 8: Wymondham, Middleton Street; and
- Case Study 12: Wymondham Library.

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# Long Stratton



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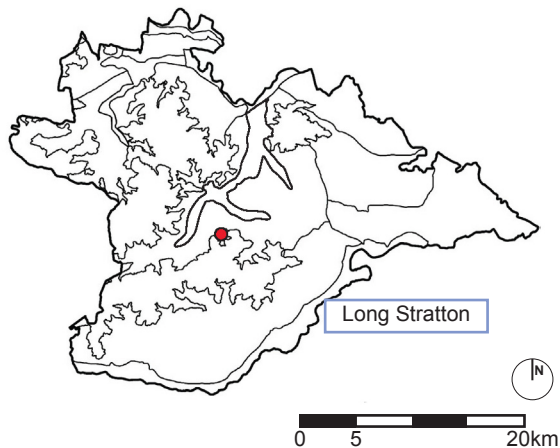
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# Long Stratton

## Introduction

The village of Long Stratton straddles the A140, a former Roman Road and key transport route through South Norfolk to Norwich. The earlier part of the village has developed in a linear pattern, containing coherent groupings of 16th, 17th and 19th century houses, and forms a long corridor, which broadens out as a small market area at its centre. Minor roads or tracks feed in from adjacent villages or outlying farms on either side.

Beyond the historic core of the village there are large areas of 20th century development, predominantly to the west side in the form of residential estates.



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# Long Stratton

## Key Characteristics

- Clearly defined historic core of linear pattern with strong degree of enclosure to main street.
- Village situated on main transport route north to south of the district.
- Market place the main focal point for the village.
- Majority of buildings in the village are small scale two-storey dwellings of simple form.
- Property boundaries with road are largely low brick walls, mature hedgerows (particularly on entering village) and some railings.
- 14th century round towered church and cemetery dominates historic core to the south.
- Within the historic core buildings have steeply pitched roofs and relatively narrow spans. Traditional window details, brick, flint or painted render wall finishes and pantile roofs.
- Ground floor shops either side of the main street.
- Some gable ends front the main street.
- Chimneys, dormers, bargeboards to gables.
- Mature trees provide back drop to buildings.

- Some unsympathetic modern infill development has diluted character of historic core.
- Late 20th century estates of generally standard pseudo-vernacular design but with some sympathetic use of open spaces in more recent development.
- Modern estates provide village with hard perimeter.
- Poor permeability from modern estates to centre of the village and across the A140.
- Poor pedestrian access east to west across the main street.
- Village forms part of the dispersed settlement pattern with ancient countryside surviving east of the village. This is characterised by settlements consisting of isolated farmsteads, hall/church complexes, and common-edge or roadside strings of houses forming hamlets, all linked by tracks, which survive as footpaths, lanes and roads in the current landscape.



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# Long Stratton

## Key Design Principles

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas of the town, reflecting their distinctive character.
- Respect existing materials and finishes, although new materials could be introduced with more contemporary designs.
- Enhance permeability into existing village centre wherever possible. ensure development does not form a hard perimeter to the edge of the village.
- Incorporate key open spaces into the design of new residential areas to provide focal points and interest.
- Incorporate trees to provide a natural back drop to some buildings or groups of buildings.
- Reflect existing boundary treatments in new development.



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# Hethersett



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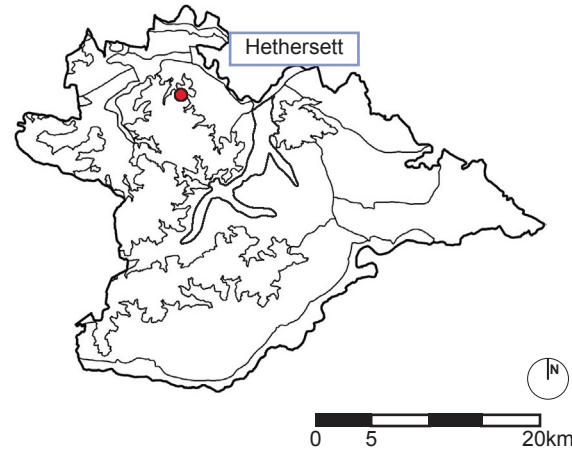
## Introduction

Hethersett is located on the B1172 to the south west of Norwich. The majority of the village is to the north of this road.

The village is set on an elevated area of land that falls away to the north west and south east. This position allows for some attractive views from the village which incorporate mature trees and mixed plantation woodlands.

The village has clearly defined boundaries on three sides and a distinct change in character between the areas north and south of the B1172. To the north, apart from the earlier buildings that are close to the highway, the 20th century expansion has been largely superimposed upon the historic pattern based around commons and greens.

To the south, significant buildings, including the parish church, are spread along the main road, mostly set in generous landscaped grounds which help conceal their character and extent. Beyond the built up area, are dispersed farms and houses that provide a clear natural separation between Wymondham to the west and Great Melton to the north.



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# Hethersett

## Key Characteristics

- Different settlement pattern either side of the B1172.
- Long views over landscape from plateau.
- Significance of trees and hedges especially along the B1172 corridor retaining the 18th century character.
- Clearly defined boundaries to settlement with Back Lane being of historic interest.
- Some distinctive traditional buildings in brick or render and tile, prominent chimneys.

- Earlier settlement pattern along Old Norwich Road with buildings and walls close to road edge.
- Some evidence remains of original common edge layout to the north at Lynch Green.
- Large houses and associated buildings in parkland type landscape or grounds which largely screens them from the road.
- Areas north of the village retains more of the common/green network and 19th century field boundaries together with notable landscape features.

- A11 and Thickthorn junction has had major landscape impact to the south of the village.



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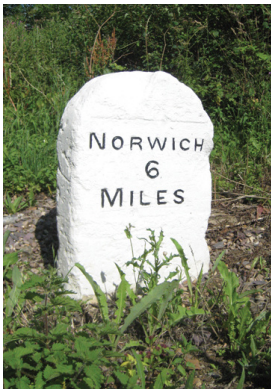
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## Key design principles

- Ensure key views are protected and enhanced where possible.
- Integrate new development with existing in terms of landscape, open space and footpath linkages.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.
- Respect the strong boundaries and retain natural separation with adjoining parishes.
- Respond to layout of earlier settlement patterns around commons and greens or other focal points.
- Explore improvements to and linkages of existing ecological corridors and features such as ponds, water courses and hedgerows.

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# Costessey and Easton



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# Costessey and Easton

## Introduction

The settlements of Costessey and Easton are situated west of Norwich between two main rivers, the Yare to the south and the Wensum to the North.

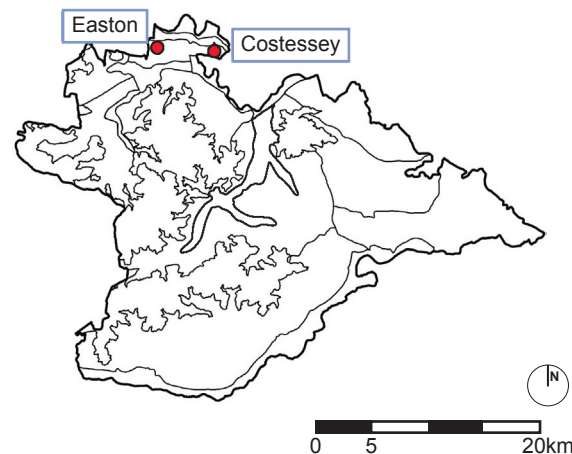
Easton originated as a linear village along a street and was a post-medieval settlement clustered on a crossroads east of St Peters Church. Today it is largely a late c20 development to the south of the A47 with the church isolated from the settlement to the west side.

Between Easton and Costessey there is some dispersed settlement to the north in undulating landscape with dense woodland including belts and clumps of trees that originally formed part of the Costessey Hall Estate.

Costessey is divided into Old Costessey and to its east side, New Costessey. The former is a much earlier development than the original settlement of Easton and the latter is a c20 development. Old Costessey has a strong historic character with many 17th and 18th century buildings and its linear development pattern follows the line of the River Wensum to the east. It sits apart from New Costessey which lies to the East across the Tud Valley. At its southwest side Old Costessey meets West End, which is largely characterised

by 19th /early 20th century dwellings a number of which have elaborate features in Costessey brick including ornamental patterns, tall and decorative chimneys.

The A47 by-pass cuts across land between Easton and Costessey and joins the Dereham Road into Norwich. At this junction is the Longwater Retail and Business Park. There are late 20th century residential developments at Queen's Hills, north of the retail park, and at Fairfield Park, just south of the Dereham road.



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# Costessey and Easton

## Key Characteristics

- Plateau stretching south from the A47. River valleys to the north and northeast with dense woodland and undulating landscape.
- River meadows providing sweeping views to the north and west of Old Costessey village, which follows the line of the river.
- Surviving belts/clumps of trees of the former Costessey Hall Parkland Estate are an important part of the character of the village.
- Isolated farmsteads in countryside and distinctive bridges in the Costessey area.
- Some surviving ancient woodland south of Easton. Amalgamated field pattern east and northeast of Easton.
- Historic linear pattern of development following the river at Old Costessey with both building frontages and gable ends facing the road.
- Just north of Old Costessey the snaking of the road through the Mill site together with water meadows and presence of water provides a high degree of landscape quality.
- The juxtaposition of fine old buildings with their boundary walls and hedgerows together with the back drop of mature trees, subtle change in

alignment of buildings in relation to the road and unexpected views all creates variety and interest, providing a streetscape of high quality.

- High concentration of historic buildings in Old Costessey.
- Brick based architecture including Costessey white brickwork with distinctive patterns and chimneys. Other materials include, flint, painted render, clay pantiles.
- Enclosing brick walls, plinths, some traditional iron railings.
- Modern development along The Street at Old Costessey is largely set back from older buildings, many of which lie hard onto the edge of the road.
- Mature trees, hedgerows are a feature in the modern settlement of Easton.
- A47 provides good access from south of Norwich, through Easton to Dereham. Lack of major roads north to south helps to retain natural character of countryside but there is heavy traffic on the narrow roads through historic parts of Easton, up through Ringland hill towards Costessey and in Old Costessey, which is used as a shorter route to a and from the A47.
- Easily accessible large commercial/retail area at junction of the A47 by-

pass with Dereham Road.

- Lack of contact with the river from the main street at Old Costessey.
- More modern architectural styles including bungalows, particularly in New Costessey.
- Amalgamation of some fields around Easton has removed historic settlement pattern. The landscape to the south of Easton has variable field sizes, a large number of small to medium sized 18th century estates; some surviving ancient woodland; dispersed villages and isolated farmsteads within a complex minor road system; cohesive 17th/18th century vernacular architecture.
- Modern residential development in parts of Easton, Fairfield Park and Queen's Hills lack distinctive identity with the majority of houses and apartment buildings being of a standard design.



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# Costessey and Easton



## Key Design Principles

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas reflecting the existing distinctive character.
- New development respects the pattern of existing settlements in distinctive character areas.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.
- Scale, form, material finishes respect the vernacular character of existing buildings in Old Costessey and surrounding settlements.
- Positioning of individual buildings and layout of groups of buildings is sympathetic to the landscape pattern and character.
- Respond to boundary treatments in distinctive character areas. Old Costessey has high and low brick/flint walls, mature hedgerows and some railings.
- Incorporate trees to provide a natural back drop to groups of buildings and to break up the built form.

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# Cringleford



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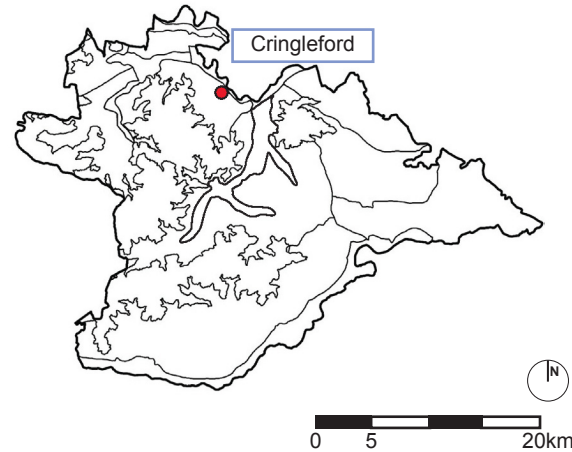
# Cringleford

## Introduction

Cringleford is located on the west side of the River Yare valley which separates the village from Norwich which has expanded on the opposite side. The village is bisected by the A11.

Cringleford is made up of three distinct sections: farmland, the valleys and the built up areas. The farmland to the west has been dissected by the A11 and A47, the former also splitting the built up areas when it was improved in the mid 1970s. The River Yare, and the smaller floodplains of the Colney and Intwood streams, supports an attractive landscape along the east and south boundaries. The abundance of trees and hedges are not confined to these valleys, and contribute significantly to the “green” spacious character of the village itself.

The historic core, a Conservation Area, is largely confined to a section of Newmarket Road from the ancient bridge at the east to the village green in the west. The buildings here are generally large scale, at varying angles to the road, and in well landscaped grounds, a pattern that has not filtered through into the remainder of the village.



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# Cringleford

## Key Characteristics

- Significant contribution by trees and hedges both in open spaces and built developments.
  - Historic core focussed on Newmarket Road with high quality buildings using traditional materials and detailing.
  - Significant impact by a few key buildings, mostly in the Conservation Area, set at varying angles to the road
  - The subtle changes in levels and the meandering of the main road adds significantly to how buildings, walls and trees enhance the character of the area.
  - Prominent gables in the historic core.
  - River valleys provide important green corridors and natural boundaries with adjoining settlements.
- Characteristic features of historic bridge and Mill in river valley landscape.
  - Great variety of designs in later developments, many 20th century schemes to a “standard” style and format but enhanced by trees.
  - Major physical and visual disruption caused by the A11 and A47 Southern bypass.
  - Farmland to the west retains some earlier field patterns.
  - No distinct centre, limited facilities and few pedestrian connections within the village.
  - Despite the scale of the complexes at the UEA and Hospital, the impact upon the village is not significant.



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## Key design principles

- Respect landscape significance of river valleys where development should be avoided.
- Ensure that trees, hedges and natural landscape features have a dominant role in the design of new development.
- Improve pedestrian/cycle permeability and linkages to existing networks.
- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the locality.

See Appendix A:

- Case Study 10: Cringleford

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Harleston Market Place

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# Diss

## Introduction

Diss is the largest town in the South Norfolk area of the Waveney Valley and is bordered on the south by the River Waveney which also forms the southern border of South Norfolk District.

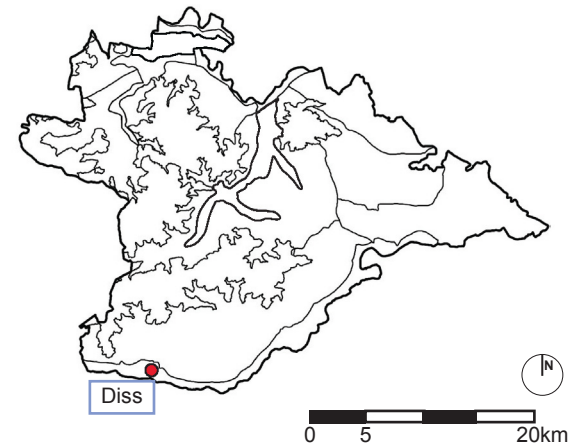
The unique character of Diss is due in no small measure to the beautiful six-acre Mere, providing a distinctive setting to the historic core of the town, which boasts over 160 listed buildings. The Mere has created a setting for the town unparalleled in the District.

The town has a rich heritage of historic buildings still dominated by the Church of St Mary; many are tightly clustered shaping the narrow streets, the market place and a variety of yards, while others are part of significant open spaces like Fair Green and The Park. Denmark

and Mount Streets in particular, provide a unique insight into the historical influence of the different periods and are key features of the town. The levels in the town are surprisingly varied and dramatic in places, adding to the interest, creating viewpoints both within the streets and over the town. Trees, private gardens and a variety of green spaces is a welcome natural ingredient which, together with the high permeability within the town, enhances the character and experience of the town.

Diss is one of a growing number of Cittaslow towns in the UK. Cittaslow principles relevant to planning include 'Protecting the Natural Environment', 'Developing People-Friendly Infrastructure' and 'Enhancing the Quality of Urban Fabric'.

Beyond the built up area, the town is surrounded by open countryside be it river valleys to the north, south and east or a narrow strip of agricultural land to the west separating the town from Roydon. Walcot Green to the north east comprises several farmsteads in a landscape dominated area that continues along The Heywood.



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## Key Characteristics

- Physical dominance of The Mere although the town has “turned its back” on it and its full potential has not been realised. Apart from the Park through to Mere’s Mouth, public access to The Mere is limited.
- Streets vary in width, alignment and in many cases, accommodate significant changes in levels.
- Given the variety in “townscape” there are many attractive and unexpected views both within the town and beyond over the Mere and other open spaces.
- Buildings are mostly two storeys, with some key buildings at three storeys, but there is a great range of styles and forms.
- Church of St Mary remains dominant in the town and its setting.
- While the core shopping streets have a tight urban grain, connecting streets like Mount Street and Denmark Street, have a varied frontage that has taken advantage of site circumstances or aspect.
- Predominance of clay tiled roofs, brick or rendered walls and chimneys.
- High quality of historic buildings, materials and detailing.

- Notable brick and flint boundary walls, iron railings and hedges.
- Although the importance of the River Waveney is acknowledged and is being developed in a wider context, its accessibility along its route within the town could be improved.
- Various yards, populated by high quality independent traders, alleyways and footpaths provide increased interest and the opportunity for extensive public access.
- Significance of open spaces and trees enhance the layout of the town and complements the character and setting of streets and buildings.
- Conversion of historic buildings largely successful but many 20th century developments lack local distinctiveness and quality.
- Problems associated with the high traffic use of Victoria Road as the primary access to the town and the indirect route to the town centre.



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## Key design principles

- Provide high quality green space, with particular attention to trees and planting schemes, as an integral part of the design whilst connecting new with existing.
- Ensure new developments respond to the scale, form and proportions of existing vernacular buildings and their layouts in the area, reflecting distinctive character, materials and colours of the locality.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.
- Provide pedestrian linkages as part of the design and connect to existing access ways wherever possible.
- Maintain and enhance the rural character of the Waveney Valley area, improving public access where appropriate.
- Incorporate the Cittaslow principles where possible and where compatible with other policies.

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# Redenhall with Harleston



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# Redenhall with Harleston

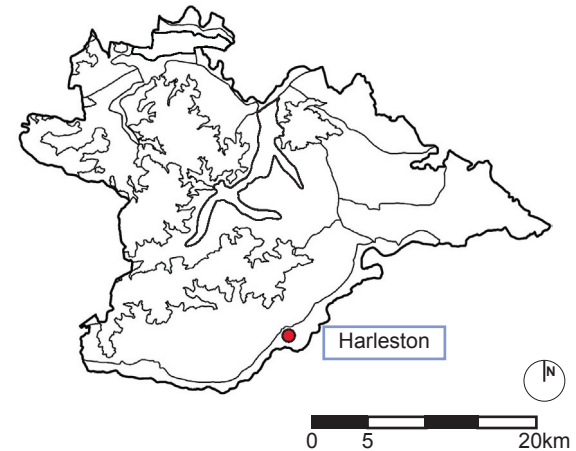
## Introduction

Harleston is a compact market town that lies on the southern boundary of the District. It is set on a plateau between the valleys of Starston Beck to the north and the river Waveney in the south and east. It has developed at a location where several roads converge including the primary route, the A143 which used to run through the centre of the town until the by-pass in 1981.

The core of the town is formed by the triangle between The Thoroughfare, Broad Street and Exchange Street, which was probably the extent of the medieval market. Harleston developed as a working town; a number of coaching inns to serve travellers, with their accompanying service buildings extending behind. Other workshops, maltings and cottages combined with them to create a series of half hidden courts and yards which lie behind the main streets.

The centre has a rich heritage of historic buildings with a wide range of architectural styles and designs. Most buildings are two storeys but some key buildings are three storeys, with the clock tower a feature of the Market Place.

Outside the main settlement, Redenhall to the north east is of significance with its magnificent parish church dominating the countryside and the adjacent dwellings. Along the Low Road are a scattering of buildings and farmsteads that sit within the wider landscape of the Waveney valley. The north of the town is primarily occupied by the Gawdy Hall estate where the landscape is more varied with extensive woodlands and isolated buildings, some of “estate” character.



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# Redenhall with Harleston

## Key Characteristics

- Densely built up main streets but with key open spaces at the Market Place and Church.
- Great depth to the town with building groups behind the principal streets forming yards, alleyways and through routes.
- Streets vary in width and alignment.
- High permeability within the town and connecting with later expansion.
- Clear focus to the town centre at the Market Place.
- Significant buildings at key positions in the town, often on corners or closing views.
- Important industrial/workshop heritage survives although original uses have often been changed.
- Yards and courts often retain mixed commercial and residential uses.
- Most buildings are two storeys but a number are three storeys and/or to a large scale.
- The Clock tower is a landmark visible throughout the town.
- Buildings mostly brick or render and clay tiles although a wide range of designs and high quality detailing. Great variety of roof pitches.

- Apart from the churchyard and Caltofts there are no natural open spaces of note. Trees make a positive contribution in a few cases.
- Outlying areas of varying character : Redenhall dominated by the medieval church; the broad expanse of the Waveney valley absorbs the isolated building groups dispersed along the Low Road, while the more rolling countryside to the north dominates but is enhanced by woodlands, historic sites and buildings.
- Some characteristic “estate” style houses and features in areas to the north of the town.



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# Redenhall with Harleston

## Key design principles

- Explore scope to use key buildings to emphasise junctions or to close vistas.
- Ensure layouts are permeable and connect to existing developments or networks wherever possible.
- Respect the scale, form, materials and proportions of existing vernacular buildings and respond to the distinctive layout of the town.
- Maintain the landscape dominance of the outlying areas and ensure any key views to landmark buildings are not compromised.
- Retain the open valley landscape avoiding concentrations of development in sensitive locations.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.



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# Loddon



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# Loddon

## Introduction

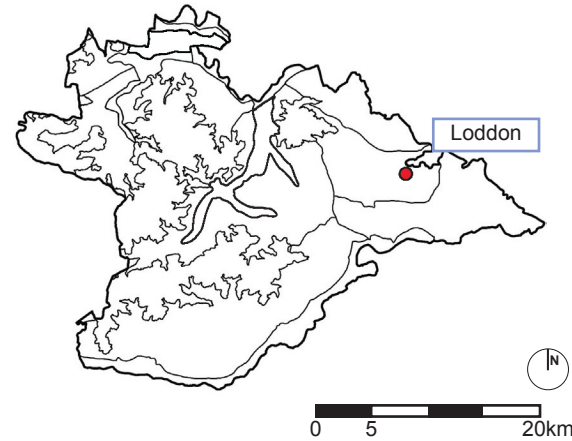
Loddon is situated southeast of Norwich immediately to the east side of the A146 bypass.

The town is set in the attractive valley landscape of the River Chet. The valley to the east of the town is marshland characteristic of the Broads, but to the west it is more enclosed with abundant wooded areas.

The town has an historic core which has largely developed in a linear pattern. The character of this area is largely defined by closely built-up streets, which allow occasional views of the countryside through gaps between buildings.

Particularly important are the open spaces of Church Plain, which forms the natural focus of the town, Farthing Green and The Staithe, all of which contrast with the narrow streets.

Beyond the historic core there is a triangle of significant post-war estate development. Outside the built-up area the settlement pattern comprises widely dispersed individual dwellings and farmsteads.



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# Loddon

## Key characteristics

- Clearly defined historic core of linear pattern.
- Narrow streets and open spaces.
- Three key open spaces making a significant contribution to the form and character of the settlement – Church Plain, the grounds around Holy Trinity Church and Farthing Green.
- Views of the Church and its surrounding cemetery eastward from Church Plain help to blur the boundary between the town and rural landscape beyond.
- Large number of 18th and 19th century red brick terraced properties with clay pantile roofs either side of the main street.
- Large Mill building prominent north of the town with characteristic weather-boarded finish.
- High quality of brickwork and decoration on buildings, including stepped gable ends, rubbed brick arches and Georgian door surrounds.
- Transition area where the main part of the town meets the countryside at the east side and also north of Beccles Road.
- Pattern of footpaths and access ways

from the town to the countryside going towards Mill Road.

- Trees and hedgerows prominent in the more recent residential developments in the southwest.
- Tayler & Green housing to the southwest successfully links newer development with the old.
- Light industrial/commercial development situated south of the main town.
- Poor permeability from some of the residential development to the west side of the town to the town centre.



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## Key Design Principles

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas of the town, reflecting their distinctive character.
- Respect existing materials and finishes, although new materials could be introduced with more contemporary designs.
- Enhance permeability into existing village centre wherever possible.
- Ensure development does not form a hard perimeter to the edge of the village.
- Incorporate key open spaces into the design of new residential areas to provide focal points and interest.
- Boundary treatments to respond to existing arrangements.
- Incorporate trees to provide a natural back drop to some buildings or groups of buildings and to break up built form.

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# Hingham



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# Hingham

## Introduction

Hingham is a small town located on the B1108 and situated roughly equidistant from the larger centres of Attleborough, Dereham, Wymondham and Watton and some fifteen miles from Norwich. The settlement stands on a low ridge separating the Blackwater Valley to the north from the low-lying area of Hall Moor.

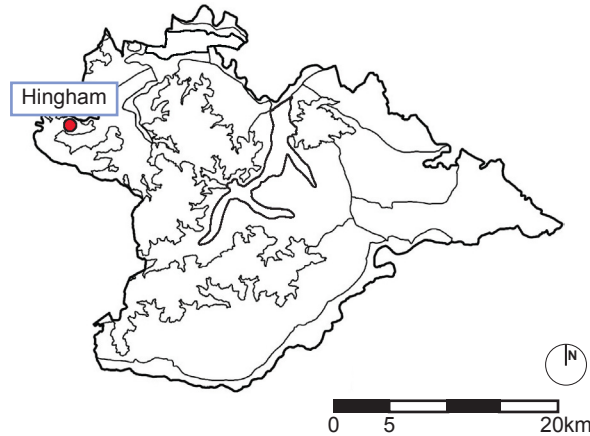
The centre of the town is of significant historic and architectural value is based around the open areas of The Fairland and Market Place, both of which are overlooked by the church, which dominates the skyline from distant views.

Significant post-war residential estate development has taken place along the radial routes leading out of the town. Much of this is of a standard design lacking distinctive character and includes a large number of bungalows.

The remainder of the parish displays a dispersed rural settlement pattern comprising individual dwellings and farmsteads.

The grouping of buildings around both spaces, the wooded grounds of The Rectory, the large open gardens to the rear of properties to the east of the Market Place, and the tightly clustered buildings around the narrow streets

and lanes north of the major spaces all contribute to the unique and attractive character of the town.



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# Hingham

## Key Characteristics

- Historic core has largely developed around two former market areas, The Fairland and The Market Place with the Church situated in-between.
- The church is a key feature in distant views looking towards the town
- Classical proportions and details in historic core.
- Traditional shopfronts in Market Place
- Narrow curved streets, lanes and alleys extend from Market Place.
- Brick walls and mature hedgerows along road boundaries.
- Buildings enclosing the Market Place block off views on approach.
- 17th century and early 18th century steeply pitched clay pantile roofs. Many 19th century buildings have shallower pitches with slate finish.
- Historic core has mostly small scale two-storey dwellings many with long narrow plots. Two three-storey buildings of high quality are prominent in the Market Place.
- Material finishes - clay pantiles, some glazed providing prominent blue/black finishes; slate roofs; mostly soft red bricks but some Gault brick; flint including flint pebbles and painted render on timber frame.

- Prominence of mature trees and hedgerows helps to soften the visual impact of new development beyond historic core.
- Late 20th century development at Springfield Way and Muir Drive northwest of town is a good quality traditional style development. Layout of buildings, use of spaces, form, proportions and detailing are all sympathetic to the appearance and arrangement of buildings within historic core.
- The juxtaposition of different materials finishes and arrangement of built form of the late 20th century development at the end of Lincoln Avenue creates interest.
- Further south a looser settlement pattern has developed forming a ribbon of development along Hall Moor Road. To the south east a detached scattering of dwellings has developed along Seamere Road.
- Long distant views of the landscape beyond the town.



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## Key Design Principles

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings reflecting the existing distinctive character.
- New development respects the pattern of existing historic settlement in and around the town.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.
- Groups of buildings enclosing key open spaces with one or two key buildings standing out.
- Avoid hard perimeters where new development meets the countryside.
- Trees, hedgerows and boundary walls incorporated into new schemes picking up on existing details in areas of distinctive character.

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# Ecology and Biodiversity

Just as with landscape character, the ecological character of South Norfolk is influenced by soils and topography. The heavy clays soil associations that cover much of the district historically would have supported a mosaic of woodlands and commons whilst the plateaus are dissected by river valleys with flower-rich meadows. Despite the centuries of farming 'improvements' and the expansion of market towns and villages, a distinctive landscape of small woodlands, hedges and numerous small commons remain, which give the district an ecological character very different from elsewhere in Norfolk.

## South Norfolk Woodlands

Of the habitats in South Norfolk, woodland is the most important in a national context. The woodlands on the poorer-draining soils consist of stands of Oak, Hornbeam, Hazel and Ash, an unusual habitat-type that is rare in England. A number of such woodlands are designated as Sites of Special Scientific Interest (SSSI) in recognition of their national importance to nature conservation. These SSSI woodlands often date from medieval times or earlier and include Lower Wood Ashwellthorpe, Gawdyhall Big Wood Harleston, Sexton Wood and the Shotesham-Woodton complex.

They were generally traditionally managed as coppice with standards. Most notable are the Hornbeam woods which extend across the South Norfolk plateau into Suffolk and these woods have a rich ground flora including Bluebells, Dog's Mercury, Herb Paris and Wood Sorrel. The woods support large numbers of invertebrates including the White Admiral butterfly and birds such as Great Spotted Woodpeckers and Nightingales.

## Commons and Meadows

Commons and meadows would once have surrounded many of the villages and market towns of South Norfolk, providing an important fuel and grazing resource for local people and their livestock. Whilst many of the commons have been lost or greatly reduced in size through enclosure by parliamentary act or conversion to arable land, the structure of the network can still be seen. The commons that remain have high wildlife value and the best are designated as SSSI such as Flordon



Fritton Common

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# Ecology and Biodiversity

Common and Fritton Common. As with the woodland, the soils influence the ecology of the commons and many are poorly drained and support unusual flowers such as Bog Pimpernel and Narrow-leaved Marsh Orchid, as well as providing habitat for Slow Worms and Common Lizards, both protected species. Most of these commons were former wood-pasture, where animals were grazed under large trees, although they tend to be more open today. Fritton Common, which still shows characteristic wood pasture, is probably the best surviving example with damp acid grassland and has a scattering of veteran Oak and Ash trees. These old trees support rich lichen floras and are important habitats for invertebrates that live in decaying wood.

Many other smaller surviving commons are recognised as being of county importance for their wildlife and are thus notified as County Wildlife Sites (CWS). Some of the best examples occur around Wymondham, relics of the extensive damp commons and meadows that once stretched from Hetherset to Attleborough. These include the Tiffey Meadow, Tolls Meadow and Wymondham Abbey Meadows. Several village greens are notified as CWS because of their rich flora including at Mulbarton. Other examples occur at

Hales Green near Loddon and Gissing Common. Flowers including the Bee Orchid and the Green-winged Orchid are found on un-mown areas of village greens and these flower-rich areas support a number of both common and scarce butterflies and moths.

## Arable Farmland

The increased use in the 20th Century of fertilizers, herbicides and pesticides has reduced the biodiversity of the arable landscape. Nevertheless, South Norfolk's arable farmland is still

important for wildlife and supports a number species that are now nationally scarce including Brown Hare and Skylark. These are examples of species for which Biodiversity Action Plans (BAPs) have been produced to try to halt and reverse their declines. Field margins are significant refuges for many wild plants that were formerly more common, notably Shepherd's Needle. This protected plant is critically rare in the UK and is largely confined to field margins on heavy clay soils in South Norfolk.



Mulbarton Common

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# Ecology and Biodiversity

## Hedges and Hedgerow Trees

The farmland of South Norfolk is crossed by hedges. Some of these hedges date from the period of 'enclosures' in the 18th and 19th Centuries and are frequently straight and consisting mainly of hawthorn with one or two other species planted. Older hedges are often growing on 'irregular' features such as country roads and parish boundaries and are more species-rich with the addition of many large trees. These large trees are often veteran Hornbeams and Ash, many of which are pollarded, as well as the more usual Oaks seen elsewhere in the country. In some places, the hedges have been removed but the trees remain at the edges or even in the middle of fields.

The location of the ancient trees is often intimately associated with soil type. Thus, for example, old Ash trees tend to be found in damper locations either close to watercourses and around wet meadows or on the damp heavy clay soils occupying the level clay plateau. They are much rarer on the lighter clay soils which occupy the sloping sides of the river valleys.

## Ponds and Orchards

South Norfolk has one of the highest densities of ponds in England, nearly three-times the national average. Many ponds result from former clay abstraction for use in clay lump buildings. The ponds add to the diversity of wildlife on commons and farmland, supporting plants such as Gipsywort and Water Crowfoot as well as amphibians. The network of ponds provide for nationally important numbers of Great Crested Newts, a European protected species, with just about every pond in some areas

containing individuals including in garden ponds and those on village greens. The grassland around the ponds provides important feeding habitat for the newts.

Formerly in South Norfolk there were numerous orchards, as many as 1.4 per square kilometre, with the vast majority being small and domestic in character. Whilst greatly reduced in number, the remaining orchards are an important wildlife resource and are a Biodiversity Action Plan Priority Habitat. Apple and Pear trees reach veteran status in a relatively short time, often less than



Wymondham Abbey Meadows

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# Ecology and Biodiversity

100 years, and so provide a range of micro-habitats in the form of crevices, hollows and rotting wood that are used by invertebrates. In addition, the unimproved grassland underneath the trees creates a valuable form of wood-pasture and the trees themselves are rich in lichens.

## The Fringes of the Broads

To the east and south of the district, the clayland plateau grades into the peaty valleys of the Rivers Yare and Waveney with a very different landscape character and ecology. The Yare is bordered by extensive grazing meadows crossed by dykes, typical of much of the Broads National Park. These meadows support populations of Swallowtail butterflies and Norfolk Hawker dragonflies, protected species that are restricted entirely to this region. Hardley Flood SSSI at the confluence of the Yare and the smaller River Chet is nationally important for breeding waterfowl including Pochard and Gadwall. The meadows along the River Waveney are interspersed with fen and with wet carr woodland, such as Stanley and Alder Carrs SSSI near Aldeby, which are significant for nationally scarce invertebrates and birds such as the Grasshopper Warbler and Cetti's Warbler.

## Maintaining the Ecological Character of South Norfolk

The ecology of South Norfolk is distinctive, reflecting the nature of the soils and shaped by the changing social and economic conditions through history. When planning development, it is important to get good ecological advice at an early stage in the process to ensure the ecological sense of place is retained and enhanced. The National Planning Policy Framework requires development to move from 'a net loss

of biodiversity to achieving net gains for nature' and opportunities should be sought through the planning process to protect wildlife, enhance habitats and to restore wider ecological networks. Useful reference sources include Norfolk Biodiversity Action Plans for habitats and species; Greater Norwich Development Partnership Green Infrastructure Strategy (2007) and Greater Norwich Development Partnership Green Infrastructure Delivery Plan (2009).



Brooke Mere

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# South Norfolk Place-Making Guide

## Appendix A : Case Studies

This series of case studies supplements the South Norfolk Place-Making Guide by providing examples of good design. Further case studies will be added to this document as schemes are approved or completed on site.

### **Case Study 1 Trowse :**

76 dwellings, The Street

### **Case Study 2 Ditchingham :**

14 affordable dwellings, land adjacent to Scudamore Place

### **Case Study 3 Wymondham :**

New infill dwelling, 28 Cock Street

### **Case Study 4 Poringland :**

785 dwellings, land west of The Street

### **Case Study 5 Ashwellthorpe :**

Community Development Project, 8 market homes, 23 affordable homes, village hall & community facilities

### **Case Study 6 Brockdish :**

13 dwellings, The Street

### **Case Study 7 Tivetshall :**

16 flats & houses around a new village green

### **Case Study 8 Wymondham :**

New infill dwelling, Middleton Street

### **Case Study 9 Wymondham :**

375 dwellings, Greenland Avenue

### **Case Study 10 Cringleford :**

9 dwellings, Colney Lane

### **Case Study 11 Easton :**

New teaching building, Easton College

### **Case Study 12 Wymondham :**

New library building

### **Case Study 13 Hales :**

New infill dwelling, Green Lane

### **Case Study 14 Wymondham :**

New sixth form centre, Wymondham College

### **South Norfolk Design Awards**

## Key Information

### Number and type of dwellings:

76 dwellings

### Date Completed :

2002

### Developer :

Hopkins Homes

### Designers :

Robert Adam Architects

## Description

The site is located in the village of Trowse partly within the Trowse Conversation Area. The site itself is bounded by residential properties to the west, the A47 bypass to the east and woodland to the northeast, which form part of the Crown Point Estate. Trowse owes most of its unique character to its development by Colman's in the late nineteenth century as a 'model' village for their employees, comprising both housing and public buildings.

The design of the site was guided by a development brief, prepared jointly by South Norfolk Council and agents acting on behalf of the landowners. The development brief set out the

requirement for a masterplan and design guide to be prepared to establish the principles of the form and layout of the development together with the style of housing to be expected.

The scheme includes a range of dwelling types, mainly two storeys although some have additional dormers in the roof space together with a number of landmark dwellings which are of three storeys. The design accords with the principles set out in the Masterplan including the use of chimneys and other vernacular features and steeply pitched roofs. Street lighting and lanterns within the development have continued with the designs installed throughout the conservation area as part of the phased enhancement scheme.



## Key Principles Achieved

- Combination of informal and irregular open spaces and public realm reflect village characteristics.
- Strong building lines and coherent design approach provide good quality townscape.
- Attractive high quality buildings reflecting the local vernacular in terms of form, scale, materials and detailing.
- Feature buildings occupying prominent positions in the streetscape terminate key views and act as memorable landmarks.
- High quality public realm and clear distinction between public and private space help to enhance character.
- Car parking accommodated in driveways, garages and rear courtyards reduces overall dominance of parked cars.



## Case Study 2

## Ditchingham : Land adjacent to Scudamore Place

### Key Information

#### Number of dwellings:

Affordable housing development of 14 dwellings

#### Date Approved :

2010

#### Developer :

Hastoe Housing Association

#### Designers :

Parsons & Whitley Ltd., Architects

### Description

This is a key site in a prominent position within the Ditchingham Conservation Area. Adjacent to the site is the Scudamore Place and Hollow Hill Road rural housing scheme designed and constructed in the 1950s by Tayler & Green Architects which is listed Grade II. The Scudamore Place terrace forms an important and distinctive boundary to the south east of the site. To the east of the site and within the Conservation Area, is the Windmill Green development by Tayler & Green, built between 1947-49, also listed Grade II.

The low scale terraces of bungalows to the Scudamore Place development are

made individual in character by subtle changes to bricks and finishes with an extremely high level of architectural detailing. Particular features include decorated gables, crinkle-crankle walls, high quality brickwork and materials, but the overriding impression is one of carefully scaled work, designed to create a strong sense of place and to reflect the landscape origins of the buildings. The elevation facing the site produces a long uninterrupted terrace of subtly individual bungalows, linked together by a continuous clay pantile roof, with chimneys and fenestration being used to great effect to establish a definite pattern and rhythm.

The design and layout of the new development responds positively to the site context and builds on the distinctive character of the Tayler & Green scheme including the curved terrace along with the overall scale and form. The high level of detailing to the elevations reflects the existing character and views of the existing terraced are maintained with the open green space enhancing the setting.



Windmill Green : Tayler & Green

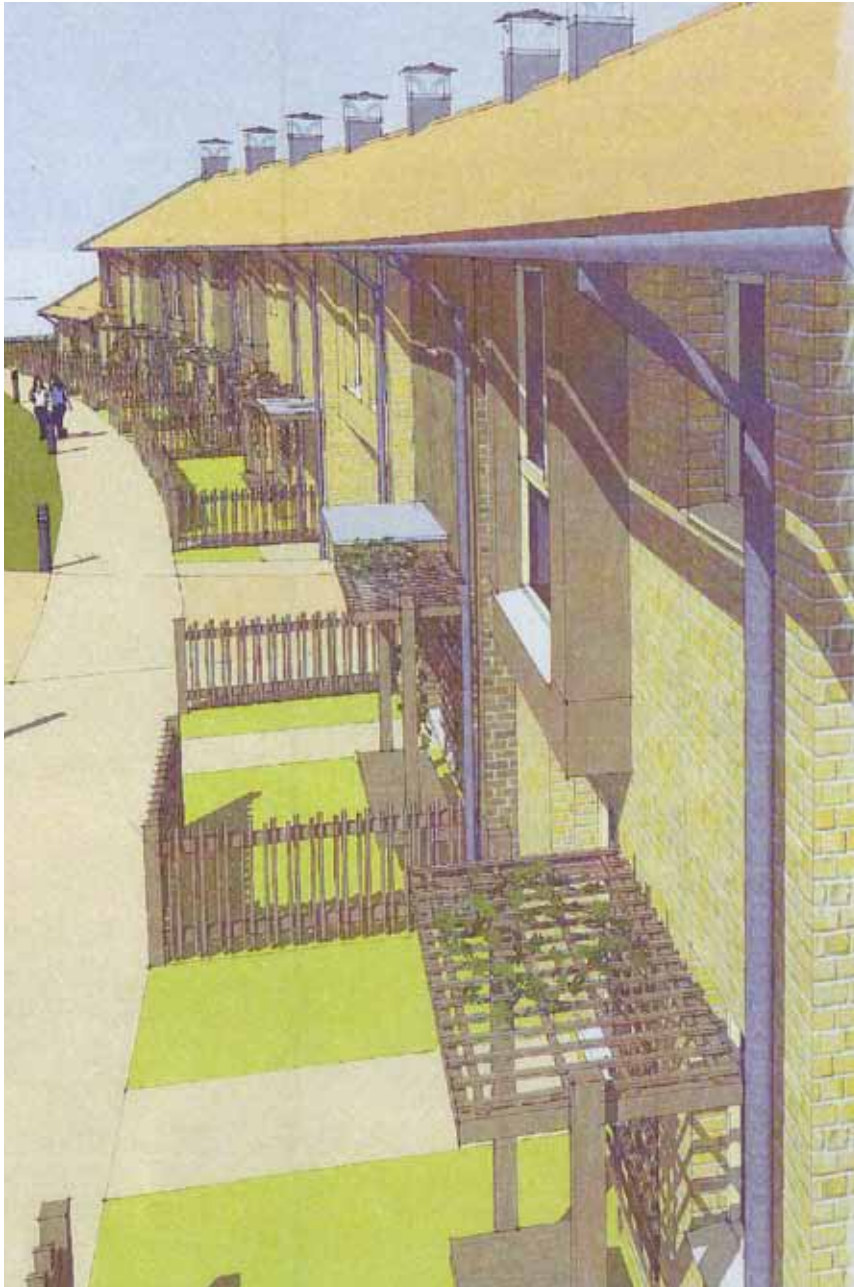
## Case Study 2

## Ditchingham : Land adjacent to Scudamore Place



Scudamore Place and Hollow Hill Road : Tayler & Green

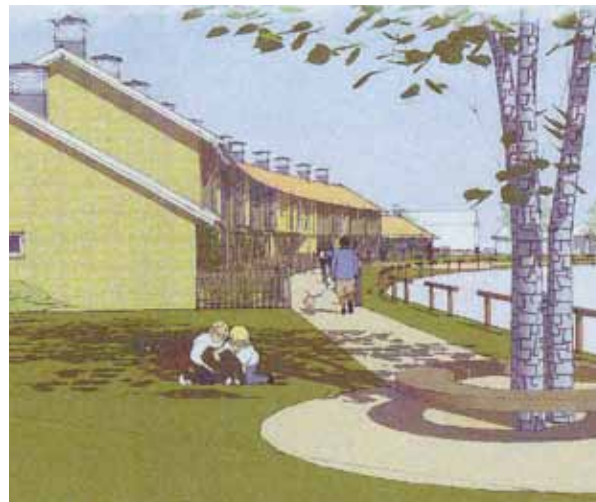




### Key Principles Achieved

- Although the terrace is predominantly two storeys, the plots closest to the listed buildings are single storey which reflects the existing scale.
- The use of materials and features such as the crinkle-crankle wall to the parking court and the pattern and rhythm of fenestration echo those of the Tayler & Green style, with the ventilators to the roofline creating a more contemporary interpretation of the brick chimney features.
- The orientation of the terrace maximises opportunities for passive solar gain.
- Windows have been positioned to allow natural surveillance of external public areas.

- The site layout incorporates a public, green, open space and includes measures to improve and enhance the ecology and biodiversity of the area, through additional planting containing native species of plants and shrubs.
- New footpaths and cycle routes have been created to connect the new development with the existing settlement
- The dwellings include a number of energy saving features and have been designed to Passivhaus standards and to satisfy the requirements of Lifetime Homes.



## Case Study 3

## Wymondham : 28 Cock Street

### Key Information

#### Number of dwellings:

Single infill dwelling

#### Date Completed :

2011

#### Designers :

Matt Wood, Lucas Hickman Smith  
Architects

Andrew Love Architecture, Design &  
Planning

### Description

Cock Street is located within the Wymondham Conservation Area and is of a mixed character with a variety of styles and periods of vernacular architecture. There is a predominance of brick and coloured render and some timber-framed buildings along with red/orange and black glazed pantiles. There is a degree of variation in ridge and eaves levels but a unifying factor within the street is the overall form and scale of buildings which are relatively narrow span with steeply pitched roofs and two to two and a half storeys in height. Occasionally buildings on some plots have a gable facing on to the street frontage. The site is partly elevated

above street level and is located in a prominent position within the context described.



Existing historic buildings within the street.

## Case Study 3

## Wymondham : 28 Cock Street

### Key Principles Achieved

- The building uses traditional forms and materials which relate to the historic character of the area. However, these have been reinterpreted in a contemporary manner with careful attention to detailed design resulting in a distinctive, C21 addition to the street scene.
- The design exploits the change in level on a tightly defined site and incorporates the principle of Lifetime Homes, by providing single storey living at first floor level which can be accessed by lift from the ground floor entrance lobby linked to undercroft parking built into the bank.
- A full range of energy saving features have been incorporated into the design including a heavily insulated and airtight timber framed shell, whole house ventilation with heat recovery, low energy light fittings, rainwater harvesting for WC flushing and roof integrated solar thermal panels.



**South Norfolk Design Award Winner :  
New Building Category 2011**

## Case Study 4

## Poringland : Land West of The Street

### Key Information

#### Number of dwellings:

785 dwellings with associated community facilities and employment uses.

#### Date Completed :

350 dwellings completed by 2011

#### Developer :

Norfolk Homes

#### Architect/designers:

Stead Mutton Architects

### Description

The site is located towards the western side of the main built up area of Poringland, approximately 6 miles from Norwich City Centre. The total site area is 24 hectares and is bounded by a mix of suburban residential properties to the east and open fields and watercourses to the west. Poringland originally developed as a linear village along The Street with later areas of housing extending beyond the east and west of the village centre. The predominant built forms in the area are two storey, chalet bungalows and single storey units dating from the 60s/70s with small areas of development dating from the inter war period.

The design concept for the site has evolved from a comprehensive analysis of the site and its surroundings, which are summarised in a Masterplan document prepared in 2003. The Masterplan identifies various character areas that relate to the opportunities and constraints of the site, ensuring that the development integrates with its surroundings and subsequent phases of development.

The scheme is predominantly traditional in character with buildings that reflect the local vernacular in terms of their form and architectural appearance. The use of high quality materials and attention to detail gives the scheme a feeling of quality and longevity. High quality boundary walls define private and public spaces and help to create harmonious street scenes while adding interest. Vistas and key spaces are terminated by landmark buildings and mature vegetation that act as memorable way finders throughout the scheme.



### Key Principles Achieved

- Open spaces and 'green' walkways through the development reinforce rural character of Poringland and transition between the edge and the countryside.
- Good quality boundary treatments define private and public spaces and link buildings together in a harmonious way
- Existing trees and hedgerows retained and incorporated within 'green' walkways through the development act as focal points.
- Attractive high quality buildings reflect the local vernacular in terms of form, scale, detailing and materials.
- Landmark buildings and mature trees occupying prominent positions in the streetscape terminate key views and act as memorable landmarks.
- Neighbourhood Centre provides a focal point to both the development and Poringland.



## Case Study 5

## Ashwellthorpe : Community Development Project

### Key Information

#### Number and type of dwellings:

23 market homes, 8 affordable homes

#### Date Approved :

2011

#### Architect/designers:

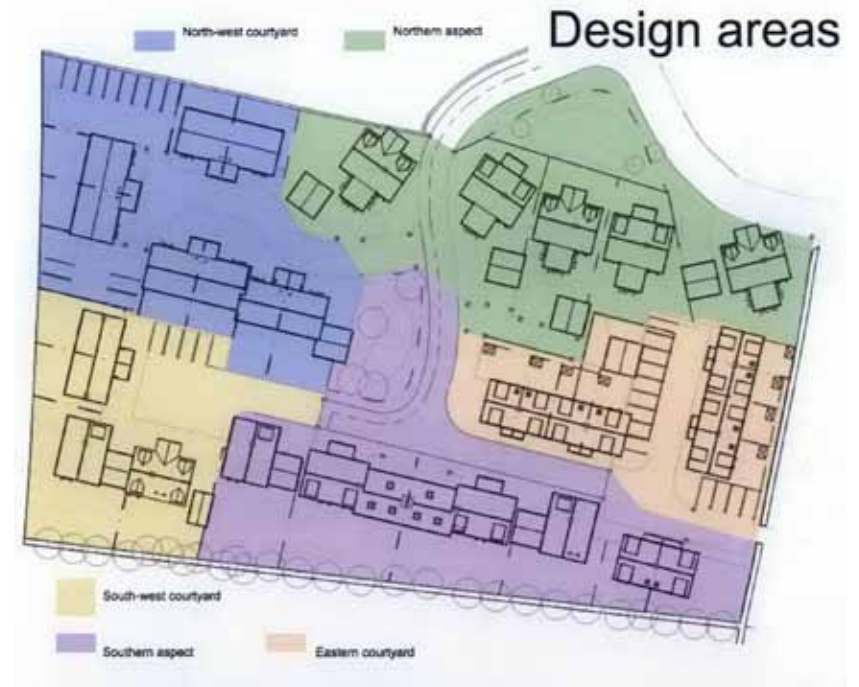
Purcell Miller Tritton Architects

### Description

Ashwellthorpe is a small village located between the A11 and B140 approximately 3 miles west of Wymondham and 11 miles east of Norwich. The site is located in the centre of the village, adjacent to The Street, behind a group of Grade II listed buildings and a high quality natural landscaped area including a pond.

The development was initiated in consultation with a wide range of community groups and individuals with the aim of providing a range of new and enhanced facilities to address the existing needs of the village. Facilities include a new village hall, outdoor play space and sports pitches, a village green linking to the centre of the village and informal recreation and wildlife enhancements.

The design concept builds on the character of traditional buildings in the village, whilst incorporating aspects of modern design to create a development that has its own identity but is also an evolution of the existing village. The built form consists of a variety of housing reflecting both residential and agricultural heritages, as well as a village hall that draws heavily on traditional agricultural forms. The existing landscaped area is retained and a village green is proposed between the groups of listed buildings that provides a high quality space for informal recreation, as well as acting as a transition between existing buildings and the new development.

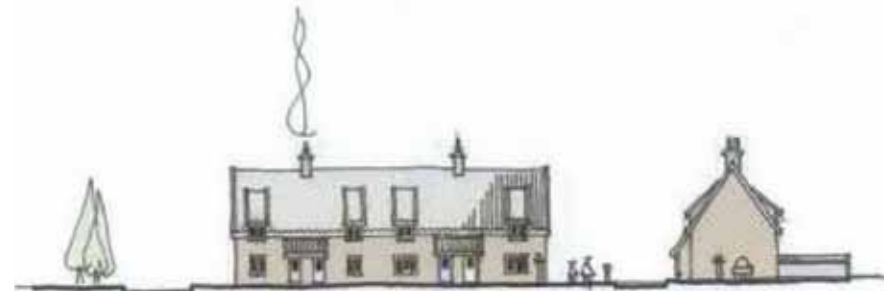
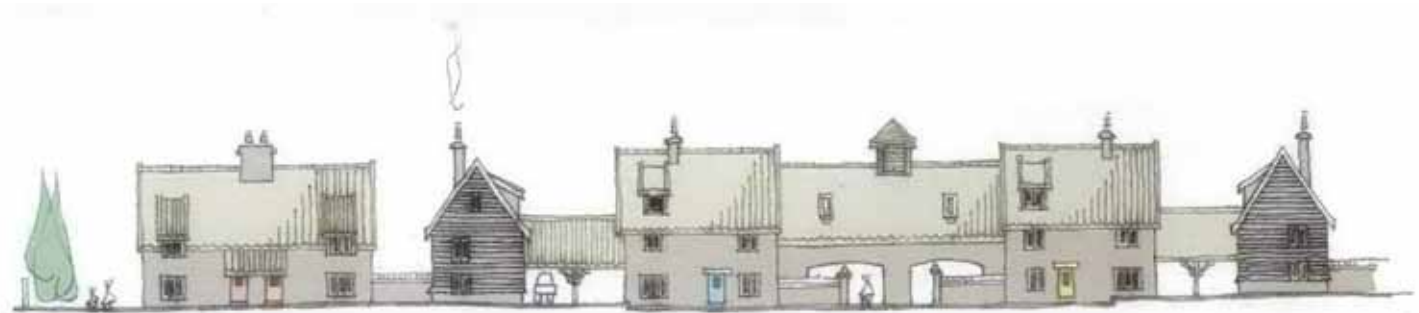


## Case Study 5

## Aswellthorpe : Community Development Project

### Key Principles Achieved

- 'Village' quality, drawing inspiration from local traditions of Norfolk vernacular in terms of layout, built form, materials and detailing.
- Buildings arranged informally, but carefully sited to create cohesive and attractive frontages that are well overlooked.
- Careful attention to layout and boundary treatment to create public spaces where streets are fronted onto and enclosed by buildings
- Private and semi-private spaces to the rear of housing to clearly distinguish between the public and private realm.
- Character areas that establish groupings of buildings of distinctive architectural styles and form.



# Case Study 6

# Brockdish : The Street

## Key Information

### Number of dwellings :

13 private dwellings

### Date Completed :

2002

### Developer :

Waveney Homes Ltd

### Designers :

Andrew Pipe Associates, Planning & Architectural Design

James Blake Associates, Landscape Architects

## Description

The site was previously occupied by disused garage premises and three vacant post-war bungalows. It is located within the designated Brockdish Conservation Area and is situated close to several listed buildings. The land rises fairly steeply to the north of the site along the valley side. At that time the existing buildings were in a poor and rather dilapidated state and therefore detrimental to the character and appearance of the Conservation Area. Redevelopment of the site therefore presented an opportunity to significantly enhance the character of the area and

street scene in general.

Existing historic buildings with the Conservation Area have a strong and distinctive architectural character with steeply pitched roofs, prominent brick chimney stacks and a variety of eaves and ridge levels. There is a mix of roofing materials including slate, plain tiles, black glazed and red clay pantiles. External walls are predominantly colour washed render with some red brick and window openings are relatively small in scale and simple in detail. The Street is tightly enclosed by buildings on either side.

The development of 13 dwellings and associated garages has been designed to respond to the distinctive character of the area, including the relationship with The Street, form and scale of buildings, use of materials and detailed architectural design.



Existing historic buildings within the Conservation Area



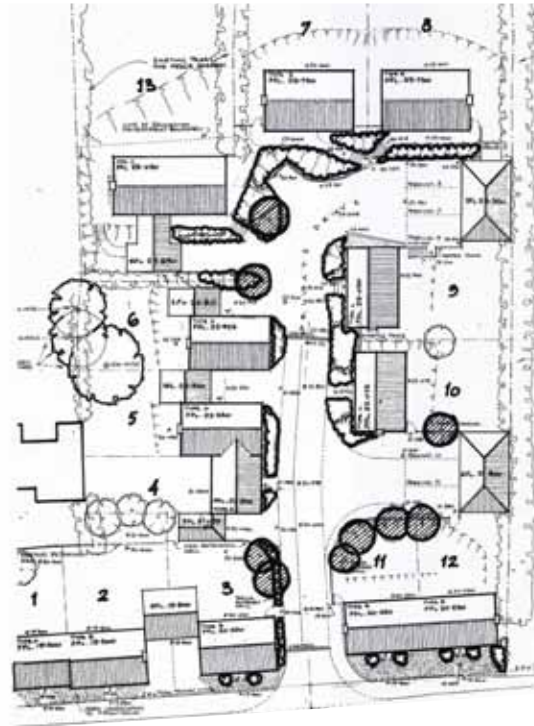
Elevations to The Street and Section through the Site (Andrew Pipe Associates)



## Key Principles Achieved

- The design and layout builds upon and reinforces the distinctive architectural character of the Conservation Area and the street scene in particular.
- New buildings fronting The Street reinforce the existing strong sense of enclosure.
- The scale and form of buildings including steeply pitched roofs and variation in eaves and ridge levels;

- use of coloured render and red brickwork, black glazed and red clay pantiles; architectural features and details such as chimneys and windows all contribute to the locally distinctive character and create a strong sense of place within the village.
- The layout of the development and use of existing mature boundary planting have minimised overlooking of adjoining properties.



Site Layout (Andrew Pipe Associates)



Waveney Homes Ltd

# Case Study 7

# Tivetshall : Village Green Development

## Key Information

### Type of development :

16 flats and houses including 10 affordable homes (4 for rent and 6 shared ownership)

### Date Completed :

2005

### Developer :

Danny Ward

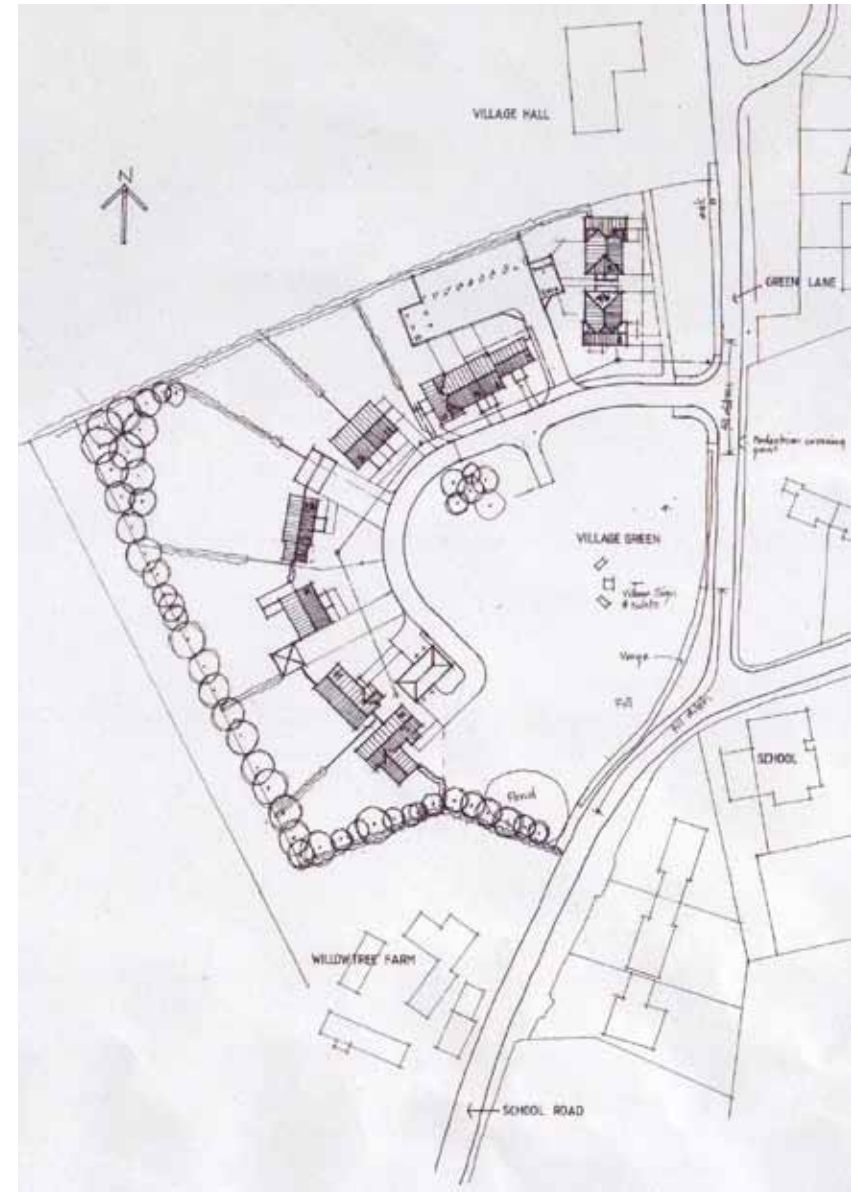
Hastoe Housing Association

### Designers :

Peter Codling Architects

## Description

The village of Tivetshall is a linear settlement and the development of this former agricultural land provided an opportunity to create a traditional village green and a stronger linkage with the village hall on the adjacent site. The scheme provides a range of flats and houses including 10 affordable homes (4 x 1 bedroom flats, 4 x 2 bedroom houses and 2 x 3 bedroom houses) and 6 homes which were for open market sale.



### Key Principles Achieved

- The creation of a new village green and amenity area provides a focal point within the village adjacent to the existing village hall, for the benefit of the community as a whole.
- The layout of dwellings around the green space reinforces the rural character of the village and gives a strong sense of place to the development.
- The form and scale of the dwellings along with detailing of windows, doors and chimneys are influenced by the simple local vernacular character.
- The palette of materials used reflects the traditional materials within the village including brickwork, coloured render and clay pantiles.



## Case Study 8

## Wymondham : Middleton Street

### Key Information

#### Type of development :

Single infill dwelling

#### Date Completed :

2011

#### Designers :

Lucas Hickman Smith Architects

### Description

The site is located on Vicar Street to the rear of 27 Middleton Street within the Wymondham Conservation Area and is bounded by a brick wall linking two buildings. The area surrounding the site is characterised by a rich diversity of building periods and styles ranging from C18 and C19 houses to C17 and C19 cottages, many of which are listed buildings. These are generally of two storeys, relatively simple in form, with wide frontages bounding the pavement on either side of Vicar Street. There are important views of Wymondham Abbey from the junction of Middleton Street and Vicar Street.

The key challenge was to design a building which carefully related to the scale of neighbouring buildings whilst satisfying the requirements for internal ceiling heights etc., and taking key views along the street into consideration.

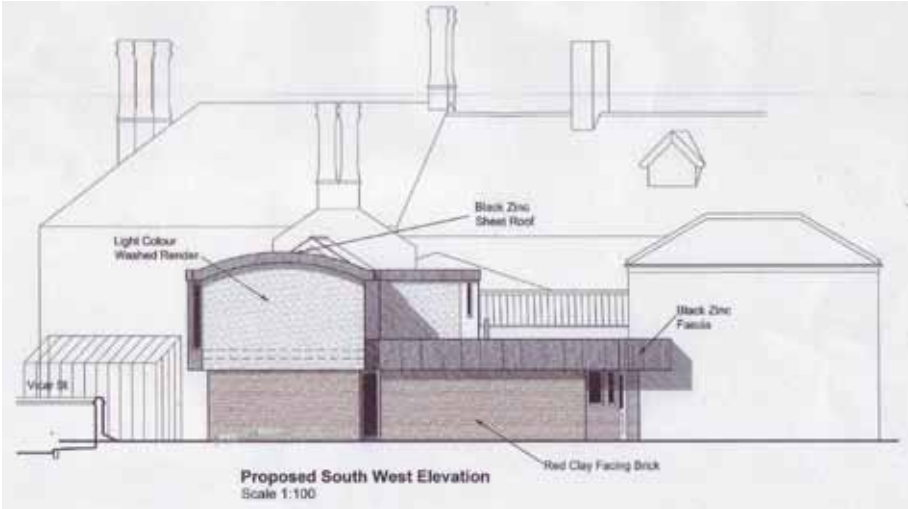
### Key Principles Achieved

- The building is of high quality design which results in the successful integration of a C21 scheme in the street scene and makes a distinctive contribution to the diverse character of the area.
- The height, form, scale and massing of the building ensure that important views of the Abbey are maintained.
- The use of the curved roof form allows the roofline to be lowered with no significant overlooking, day-lighting or overshadowing issues of neighbouring buildings.
- The scheme incorporates a range of energy saving measures including high levels of insulation to the external fabric, a timber framed structure from a sustainable source and maximising natural lighting through the use of some glazing in the roof.



# Case Study 8

# Wymondham : Middleton Street



## Case Study 9

## Wymondham : Greenland Avenue

### Key Information

**Number and type of dwellings:**

281 private dwellings,  
94 affordable homes

**Date Completed:**

2010

**Developer:**

Matthew Homes Ltd

**Architect/designers:**

Woods Hardwick Architects  
ACD Landscape Architects

### Description

The site is located approximately 1.5 miles northeast of Wymondham town centre and is bounded by residential properties to the south, open fields to the east and a recreation area and rugby club to the west. The vision for the development was to create a site that successfully integrates into the surrounding urban fabric and landscape by responding to the existing character of Wymondham and the edge of town location.

The development has a strong urban structure with a clear distinction between public and private spaces. A coherent approach to the building layout gives the scheme an overall identity, whilst the central square and irregular open spaces provide legibility routes with a distinct character.

### Key Principles Achieved

- Built form of streets, lanes and mews arranged in irregular perimeter blocks creates attractive street edges and well overlooked spaces.
- Formal and distinctive central squares and irregular open spaces reflect local characteristics of Wymondham.
- Continuous building lines and terraced forms provide good quality townscape.
- Orientation of dwellings onto existing open space and adjacent rugby fields creates attractive aspect.
- Feature buildings occupying prominent positions in the streetscape terminate key views and act as memorable landmarks.
- Retention of mature vegetation and trees along boundaries help to enhance character.
- Formal and informal on-street parking and rear parking courts reduces dominance of car parking.



## Key Information

### Type of development :

Redevelopment of site to provide 9 detached dwellings and garages

### Date Completed :

2008

### Developer :

Hibbett & Key, Property Developers

### Designer :

David Marris, Architect

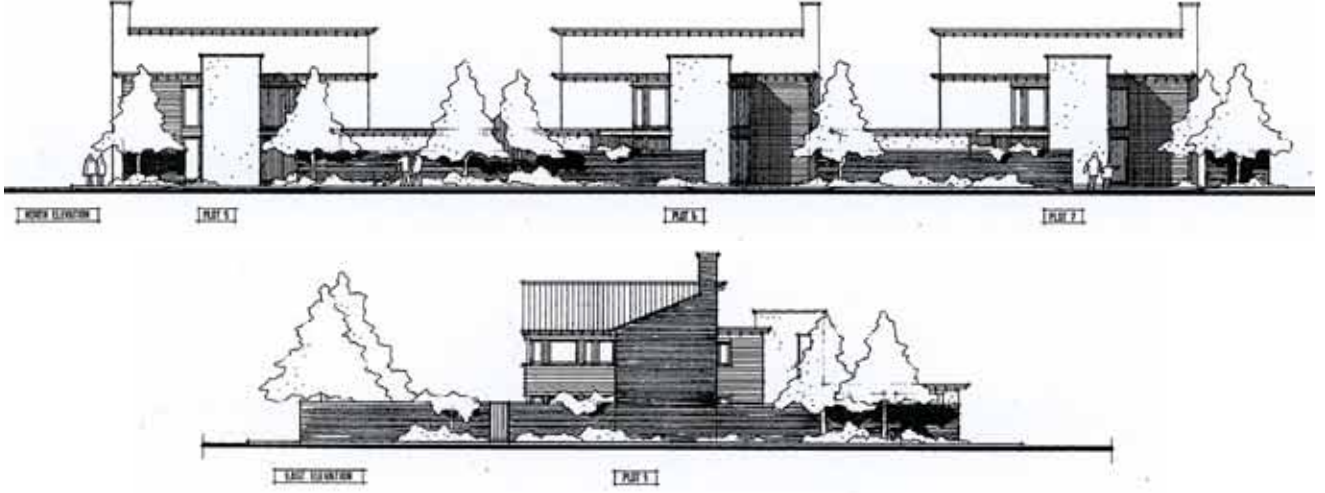
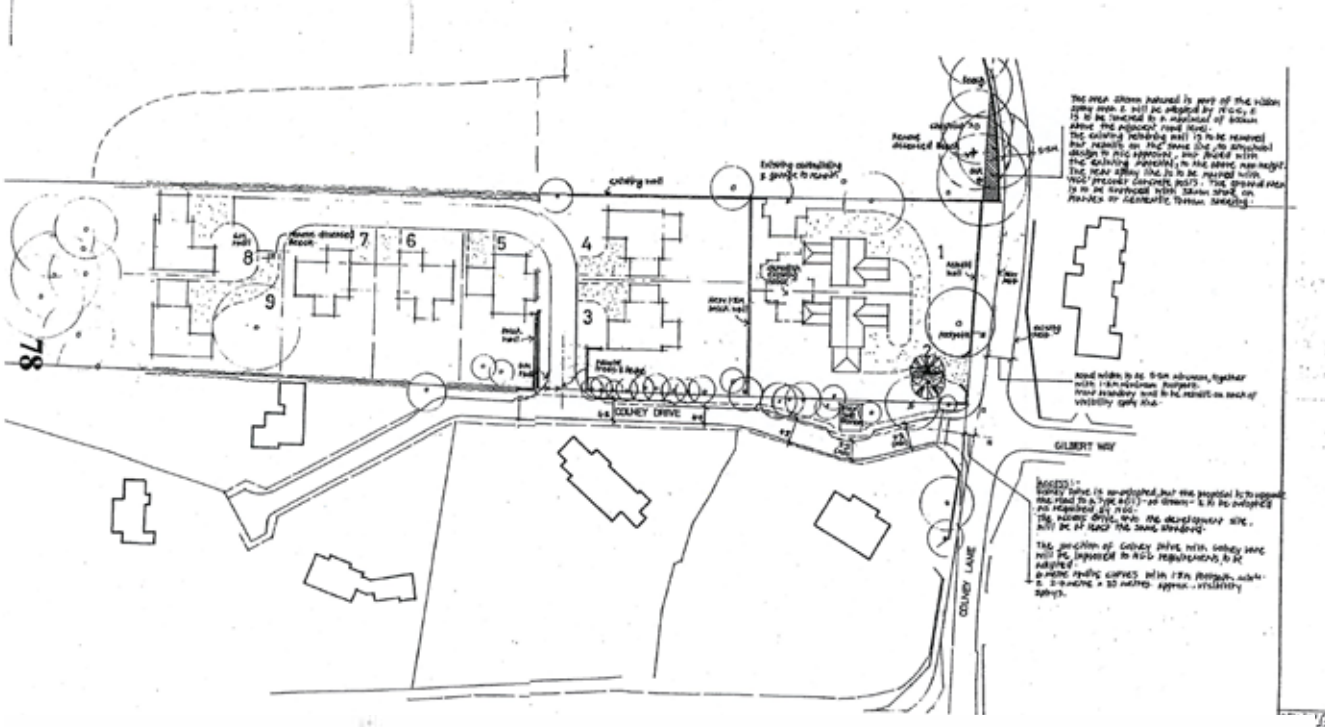
## Description

This site is located on Colney Lane in Cringleford, an area with a mixed but distinctive architectural character and several existing trees providing a mature landscape setting. The development includes 9 detached dwellings and garages in total with 2 properties off a shared drive to the front of the site and the remaining 7 to the rear, with access off Colney Drive.

## Key Principles Achieved

- The positioning of 2 dwellings to the front of the site reinforces the existing pattern and relationship between buildings and the street.
- The simple courtyard layout formed by the positioning of garages and boundary walls linking each plot creates a visually attractive group overall.
- In response to the mixed architectural character of the area, the design is distinctly contemporary, which has been successfully integrated into the street.
- Individual buildings are based on simple but strong architectural forms used in a variety of combinations throughout the site, giving the development a distinctive character.
- The elevational treatment has been carefully co-ordinated with vertical and horizontal bands of glazing and a contrasting coloured render staircase tower acting as a key feature to each dwelling.
- Traditional materials including facing brickwork, clay pantiles, cedar cladding, painted render and zinc roofing have been carefully detailed to create a successful contemporary design.





Drawings by David Marris, Architect

# Case Study 11

# Easton College : Jubilee 3 Building

## Key Information

**Type of development :**

New teaching building

**Date Completed :**

2010

**Designer :**

LSI Architects

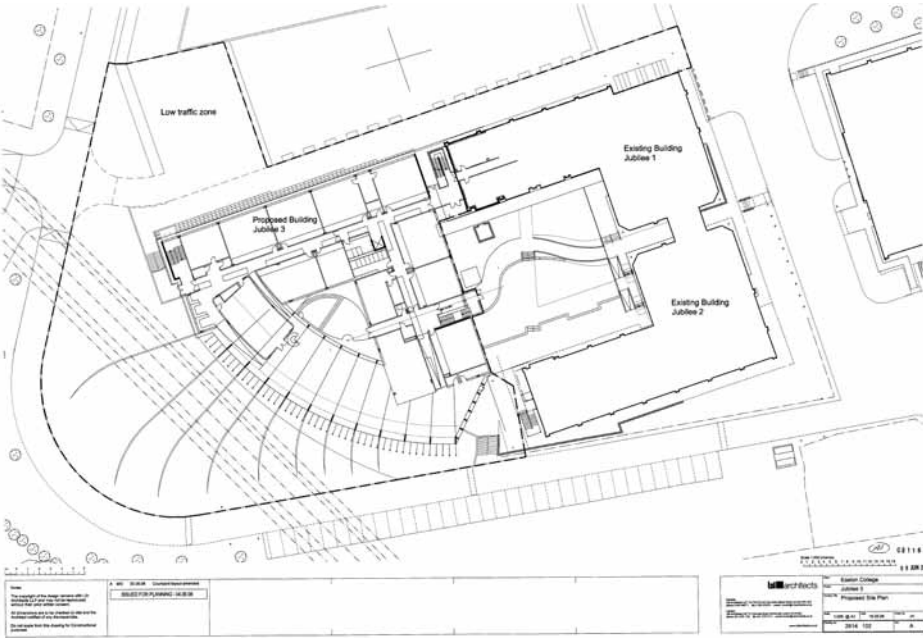
## Description

The Jubilee buildings form part of an overall masterplan for Easton College. Jubilee 3 completes the provision of a new teaching block in the Jubilee complex, by means of a building that connects blocks 1 and 2, to form a courtyard garden. The site occupies the south-west corner of the campus next to existing college buildings. The concept for the building developed out of the need to provide accommodation to a specific brief designed to achieve high levels of sustainability.

**South Norfolk Design Award : Special Award for Sustainability 2010**



Photo by R.G.Carter Ltd



## Case Study 11

## Easton College : Jubilee 3 Building

### Key Principles Achieved

- The design has positively responded to the sloping nature of the site and completed the courtyard concept whilst also retaining views across the landscape beyond, using full height glazing to the curved open learning space.
- The building has achieved a BREEAM excellent rating through a range of design features including natural ventilation using building layout, room depth, vertical air shafts and roof vents; maximising daylight by building orientation, use of internal courtyard and glazing position and proportion; seasonal brise-soleil with vine creepers trained up stainless steel cables; sedum roof for

biodiversity and rainwater attenuation; rainwater harvesting to flush toilets; solar water collectors for hand washing; use of a ground source heat pump; thermal mass to keep warm in winter and cool in summer and acoustic control using sound absorbing panels.

- The use of materials relates to the existing buildings on the campus including the brickwork and cedar cladding of blocks 1 and 2 to create a co-ordinated appearance.
- External works respond to the levels of the site including a terraced wildflower meadow to the south and gabion cages forming a plinth to the north-west corner.



Drawings by LSI Architects

# Case Study 12

# Wymondham Library

## Key Information

### Type of development :

New library building

### Date Completed :

2008

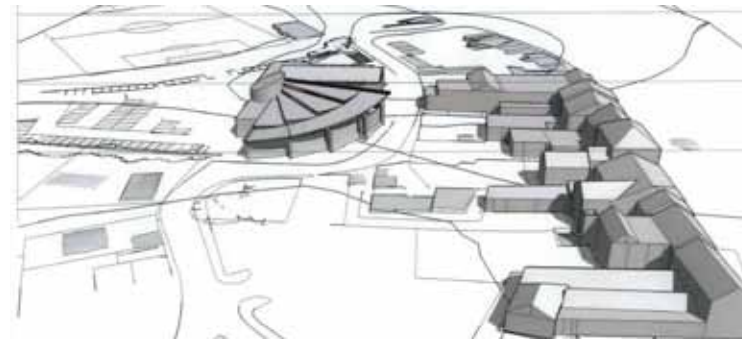
### Designer :

NPS South East Ltd

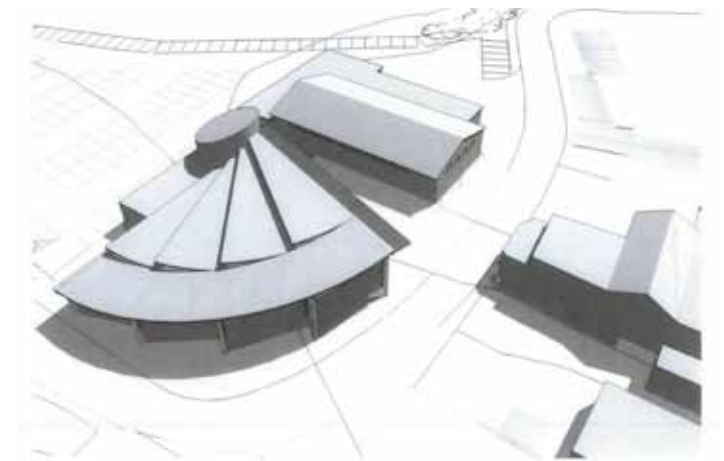
## Description

The site of the new library lies outside, but immediately adjacent to the boundary of the Wymondham Conservation Area. It replaces the service previously provided from the library housed in Becket's Chapel, a 13th century Grade I listed building which was too small to provide an effective modern service. There is a change in level across the site which was formerly part of the car park area. There are key views from the site, particularly towards Wymondham Abbey and the varied roofscape of buildings surrounding the site.

**South Norfolk Design Award Winner :  
New Building Category 2009**



Concept sketches by NPS Architects



## Key Principles Achieved

- A bold approach has been taken to the design of this building which has responded positively to the opportunities offered by this key site. A highly distinctive and contemporary, landmark building has been created which enhances the character of the area and adds to the varied townscape of Wymondham.
- The form of the building has responded to the sloping nature of the site with a series of stepped segments which follow the curve in the road, creating a unique design and structure.
- The addition of a new external public open space provides an appropriate setting for the building which also connects with a key pedestrian route between the Market Place and the car park.
- The glazed facade to the building provides an important visual link between interior and exterior and the use of full height glazing at the corner of each segment allows views from within the building towards Wymondham Abbey giving a strong sense of place.
- Traditional external materials detailed in a contemporary way, including brick

- and flint, reflect the character of existing buildings in the area.
- Careful consideration has been given to energy efficiency as an integral part of the design process including natural ventilation using automatic actuators in high level windows, under floor heating, high efficiency light fittings and sustainable building materials and products.



## Key Information

### Type of development :

Redevelopment of site for single infill dwelling

### Date Completed :

2006

### Designer :

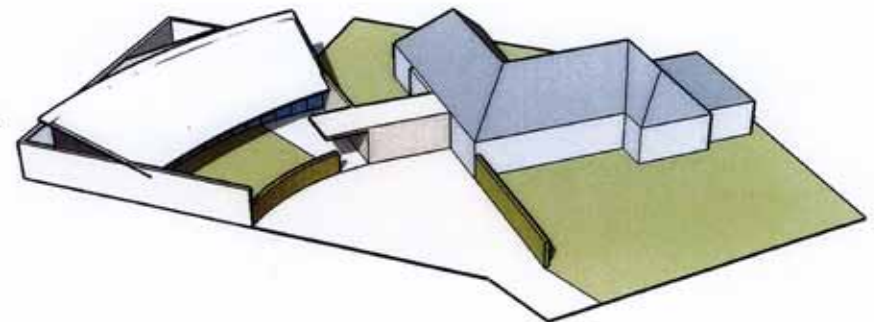
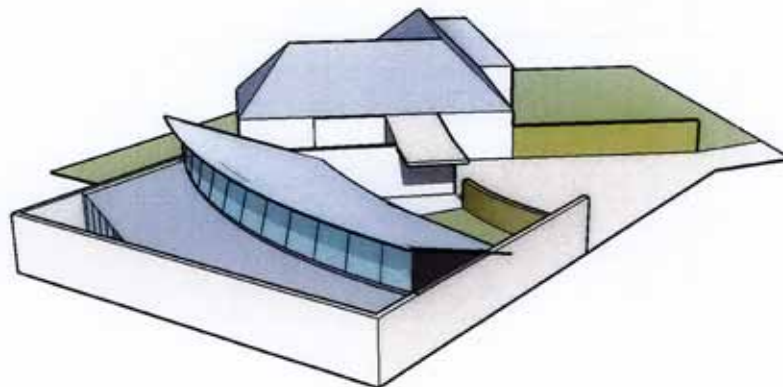
James Bond, Architect

## Description

This site was previously used for light industrial purposes with a steel clad workshop situated to the rear of the site, located in an area which is predominantly residential. Redevelopment of the site offered an opportunity to enhance and re-establish the residential character of Green Lane and the key challenge was to design a scheme within the constraint and difficult site.

## Key Principles Achieved

- The design responds to the site context through a simple but imaginative solution with a curved, monopitched, single aspect dwelling. This demonstrates how a contemporary design can be successfully accommodated in a traditional residential setting.
- The building is lower than the previous workshop building which together with the boundary treatment of walls and hedging avoids any overlooking and reduces shadowing of adjacent properties.
- The scheme is based on environmentally sound principles and sustainability issues have been a fundamental element of the design approach. These include: very high levels of insulation in excess of the statutory minimum requirements; high quality joinery with low 'U' value glass which enables larger than normal areas of glazing to provide passive solar gain in the winter and to maximise all year round natural lighting; solar water heating system; energy efficient underfloor heating system; a 'green' sedum roof, sustainable timber frame construction and use of recyclable materials.
- Amenity space to the new dwelling has been created at the front within a private courtyard garden and the addition of screen garden walls improves the privacy of the amenity space to the adjacent property.
- Although the architectural design is contemporary, traditional materials have generally been used, including red brick in lime mortar, black stained boarding to the gable and white stained softwood joinery.

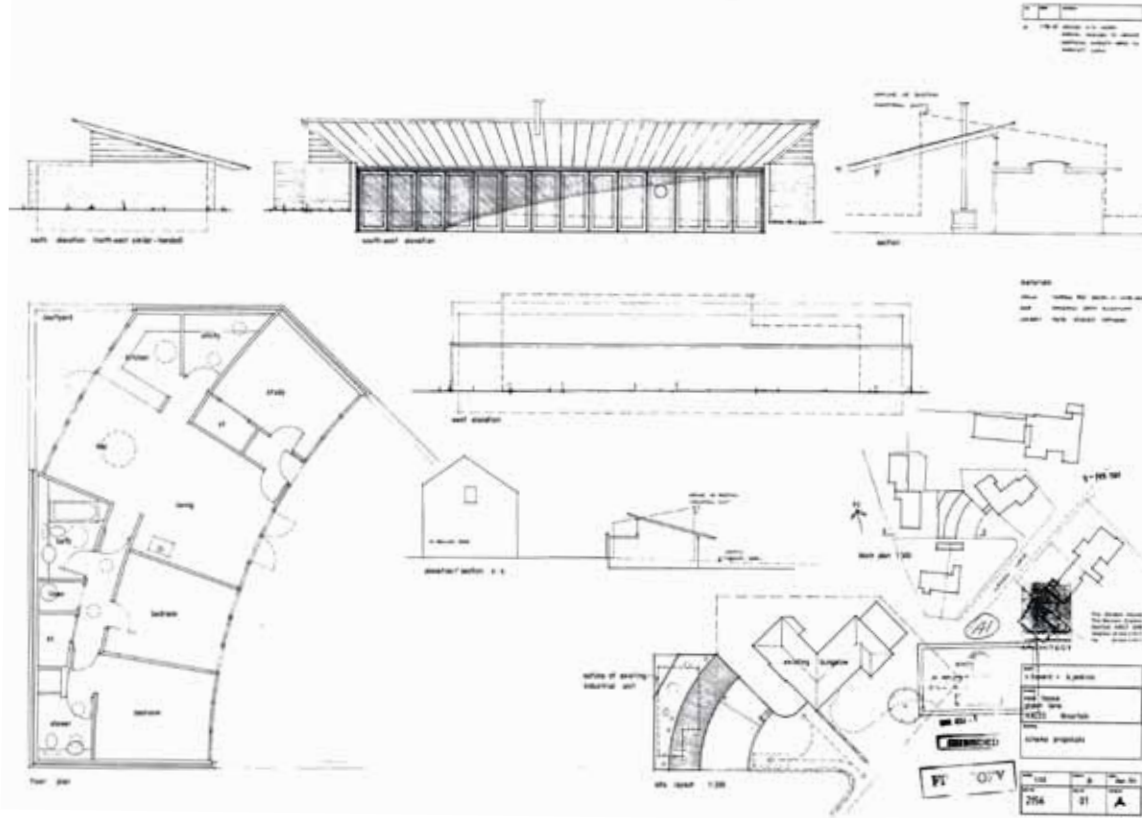


South Norfolk Design Award  
Winner : New Building Category

James Bond, Architect

# Case Study 13

# Hale : Green Lane



Drawings by James Bond, Architect



## Key Information

### Type of development :

New sixth form centre

### Date Completed :

2008

### Designer :

LSI Architects and Sheils Flynn  
Landscape Architects

## Description

The new sixth form centre forms part of a planned programme of expansion at Wymondham College. The centre provides additional boarding facilities including 115 new en suite single bedrooms and support accommodation, improved dining facilities, a new IT suite, reading room, office, music room and student lounges. Located in an attractive rural area, the intention was to provide outward views over the countryside, create a contemporary, high quality, sustainable design on approach to the campus and enhance the existing parkland in which the building sits.

**South Norfolk Design Award  
Winner : New Building and Landscape  
Categories 2008**



Courtyard concept drawing by LSI Architects

## Key Principles Achieved

- The design solution has created a distinctive and dramatic building with two wings clearly visible on entry into the site arranged around a courtyard. The prominent end to the building is faceted and glazed, giving it a strong three-dimensional and contemporary architectural quality.
- The straight and curved wings define a courtyard of asymmetrical shape and provide a strong sense of enclosure to a space which acts a focal point for group activities, quiet study and relaxation.
- There are clear visual links between the design of the building and its landscape setting, which create a

strong character and sense of place within the courtyard including triangular blocks which act as seats as well as a means of directing pedestrian flow and two 'stages', one of which is a circle of timber decking, providing a focal point.

- A clear sustainability strategy was developed as an integral part of the design process which included a number of renewable energy technologies along with passive ventilation, passive solar gain with solar shading to prevent overheating, maximising natural lighting and infiltration to produce an environmentally friendly surface water drainage system.



# South Norfolk Design Awards

The South Norfolk Design Award scheme was established in 2001 to encourage and promote high quality building design throughout the District and to raise awareness of the contribution that good design can make to the quality of the built environment and its landscape setting. Awards are offered in a number of categories on an annual basis in recognition of the design excellence which has been achieved on completed development within the District.

Since the scheme began, over 50 developments have received awards or commendations. Further details can be found on the South Norfolk website at [www.south-norfolk.gov.uk](http://www.south-norfolk.gov.uk) by clicking on 'Design Awards' in the A-Z on the home page, where there is also an archive of all award winning and commended schemes.



Easton College : Jubilee Building



Colney : Big C Centre



Colney : Woodland Burial Park



Hingham : Affordable Housing

# South Norfolk Design Awards



Bressingham : Blooms visitor centre



Loddon : Hobart High School, Classroom of the Future



Wymondham : The Garden House



Cringleford : Cedar House



Langley School : New classroom building

