



Bawburgh

Conservation Area Character Appraisal and Management Guidelines

December 2017



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Introduction

Bawburgh Conservation Area is one of the most attractive and relatively unspoilt small villages in South Norfolk. It is situated in the valley of the River Yare and has two ranges of historic buildings grouped either side of an 18th century bridge over the river, with attractive river meadows either side. Its location around the river meadows with higher land to the south, west and northwest sides allows for longer views of the area on approach from the south side. For Norfolk, which is relatively flat, this provides a landscape of more dramatic contours.



Approach to the conservation area from Stocks Hill at the south side.

Under the terms of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a Conservation Area. The 1990 Act also requires local authorities to prepare management guidance and proposals for conservation areas. The Bawburgh Conservation Area was originally designated in 1973. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework, Planning Practice Guidance and the South Norfolk Place Making Guide.

Key Characteristics

- River meadows
- Valley with key views from higher land
- Two key ranges of historic buildings linked by river bridge
- Village greens
- Linear patterns of development clustered either side of river meadows within river valley
- Open landscape punctuated by groups of mature trees



View across the river meadow looking South east of the bridge.



Part of the village green, looking towards the mill building from the bridge.

Historical Development (also see historic map in Appendix 4 page 20)

Bawburgh is rich in local history. During the early 1970's archaeological excavation of the vicinity of the Roman road east from Bawburgh revealed evidence of Roman cremation burials. The dig showed that the site had been in use from the late Neolithic and early Bronze Age through to the Roman period.

The village was associated with St Walstan, who was born in the late 10th century, about whom there are various legends. He is believed to have given up the life of a noble to take up the work of an agricultural labourer and emblems of the saint with a scythe appear in several local churches. Foreseeing his death and having summoned a priest who had no water with which to bless him, the saint caused a spring to gush up at his feet. St Walstan's Well can still be identified, although a modern reconstruction and was the subject of an important local pilgrimage in medieval times. It is recorded that six priests were residents in the village and water from the well was sold in Norwich market as a curative, as late as the 1920's.

The saint's relics were preserved in the church until the Reformation, after which some new buildings were erected using the ecclesiastical spoil including the monuments later called the "Slipper Chapel" and "Hermit's House"

Local tradition has it that there was a hermit's cell beside the bridge and that the stones from this were reused and are identifiable in the walls of some of the cottages in the village. This is plausible since the number of mediaeval pilgrims crossing the river here would have provided a means of support.

The church register dates from 1555. The Old Hall, home of the Jerningham family and dated 1634, survived until 1963 and was located behind the Monuments (see historic map). It is recorded as containing architectural features of distinction most notably a carved and decorated fireplace over-mantle.

There are many connections between Bawburgh and notable Norfolk families. Jeremiah Colman entered the trade of flour milling at Bawburgh in 1802. At the beginning of this century the Noverre family lived at Hillside and gifted the church restoration in 1905 and 1908.

The population of Bawburgh in 1845 was recorded in White's Directory as 404 and included two innkeepers, one blacksmith, four farmers, one miller, one baker, one smith and Wheelwright, one butcher, one shopkeeper and farrier, one boarding school keeper, one saddler, one tailor, one shoemaker, one schoolmaster and registrar, and one cooper/carpenter. The population in 1991 was 489 but has increased to 595 recorded from the 2011 census.

Character Assessment

(also see Streetscape and Natural Character Map, Appendix 5 and 6, page 21 and 22)

Bawburgh and Its Setting

Bawburgh Conservation Area is set in the valley of the river Yare at the foot of gently sloping ground on both northern and southern sides. The river here lies at around the twelve metres contour above sea level and meanders between water meadows as it approaches Norwich which lies four miles to the east of the village. The ground to north and south rises to the forty metre contour within sight of the bridge so this is, for Norfolk, a landscape of dramatic contours.

The landscape is open but not without trees and woodland which punctuate rather than shape it around the village. The most prominent landscape feature beyond the conservation area is the Norwich southern bypass opened in the early 1990s. It runs to the south and west of the village and although on higher ground, is fortunately not visible from within it, despite being audible on still days.

The landscape as one approaches the village either from the north or south, cradles the village which clusters on both sides of the river bridge. Trees and hedges frame the roads of these approaches so that the conservation area is visible from above as one starts the descent on each side. As one continues downhill the view closes so that the enclosure of the settlement predominates. Only at the core of the village, where the houses are set back from the flood plain of the water meadows, is the landscape visible once more, with the bridge as the link between the two distinct halves of the conservation area. The ground here is lower than the causeway carrying the road across the meadows to the bridge and this gives a distinct character to the landscape at the centre of the settlement. Consequently, the impact of any new development should be assessed from the wider viewpoint to the north and south of the village.

Street Patterns and Historic Grain

The form and character of Bawburgh are primarily created by its location within the river valley of the Yare and the special grouping of its buildings north and south of the bridge and water meadows. The village is of two halves, divided north and south by the river, but unified in its appearance by the surrounding contours of the valley containing it and the visual consistency of its traditional buildings on both sides of the river. The red brick eighteenth century bridge connects these two halves.

The northern half of the conservation area consists of curving linear development along the edge of the river Yare, along Hart's Lane and New Road. The houses and cottages are set back to allow a generous space for road and green, widening at the western end into almost an informal square. The southern half of the conservation area consists of a similar pattern of development but this time with a single focal point, now the location of the village sign. Church Street, Hockering Lane and Stock's Hill all converge here and the buildings form a loose sense of enclosure.



Houses at the small green, south of the river at the junction of Church Street and Stocks Hill.



Kings Head Pub and adjacent cottages north of the river.

Conservation Area Boundary

The existing boundary is set wide of the built settlement except at the north boundary. To the northwest the boundary swings around the meadows beyond the Mill to cross Hart's Lane on the line of a farm track. It then sets geometrically due south east and once more south without reference to landscape features and cutting through the County Primary School. The southern part of the boundary extends logically due west at some distance from the built core of the village and cuts across the steep hollow lane winding into Church Street. It then follows the hedge bank to the south of the church to complete its circuit at the south west corner of the churchyard.

This character appraisal makes no significant revisions to the boundary other than some minor changes so that the conservation area boundary corresponds with existing boundary features.



Churchyard



Church of St Walstan

Perambulation

Church Street

The churchyard is unusually set on the north slope of the hill above the southwest edge of the village. It slopes gently towards the buildings of Church Farm situated below it. There are wide views north and west from the churchyard, which contains a good series of gravestones dating from the mid eighteenth century and later.

The Church of St Walstan is grade I listed with distinctive features that suit its dramatic location. The western round tower with its plain flint walls and conical cap with carved timber pinnacle is the dominant feature. It is believed the cap is a sculpture representing a flame. The nave has a steeply pitched roof with crow stepped gables which, together with the tower give the building a distinct profile and vertical emphasis.

There are good railings along the road to the church with stout carved oak posts to the churchyard.

Church Farm lies below the church to its north and dates from the late mediaeval and seventeenth century. It presents three wide timber framed gables to the churchyard rising above two tall brick storeys, the whole framed by tall seventeenth century brick gable chimney stacks. Its later traditional outbuildings have been converted to residential use. The reconstructed St Walstan's Well lies within the grounds of Church Farm to the north side at the edge of the water meadows.

Further along the street there is a terrace of 3 early nineteenth century cottages with small front gardens, lining the street in an informal manner. Late 20th century changes to no.3 are

rather unsympathetic and over complicate the form of the original terrace at the east end. Next to the terrace stands a former pair of cottages, now one dwelling, of a similar character.

On the north side of Church Street, Gable End presents its gable to the view from the west. The house is contiguous with Flint Cottage and both share a common steeply pitched roof. Despite some modern alterations the large scale of this pair and their white rendered finish make them important in the streetscape. The former Wesleyan Chapel at the south side is an important survival of nineteenth century non-conformism. Dated 1866 it has a typically, austere frontage to the street with two arched metal windows with spoked transoms and a brick arched doorway with plain plastered panel above. Architecture is evoked by two rusticated quoins to the façade and the scale of the whole is minute, the frontage measuring about fifteen feet.

On the same south side of the street Magnolia Cottage presents an attractive early nineteenth century brick and flint facade to the street. The cottage is symmetrical with three light casements at first floor and two below on either side of a front door with canopy porch. Adjacent is a smaller cottage, gable end on to the street, probably once a coach house or stable.

Child's Terrace is a precious part of the built heritage of Bawburgh. Part of the terrace is listed, dating from the late mediaeval period, but much of the building dates from the early nineteenth century. At the upper end a taller house is incorporated from which a lower, cranked row of cottages wind around the northern side of Church Street. These are rendered with two low storeys of very simple blind paired casement lights below a low-pitched roof of red pantiles. The eastern gable of the street range reveals that the terrace returns down the slope towards the water meadows to create a sheltered grassed open courtyard with timber porches and front doors to the various houses.

Hillside is an interesting Victorian remodelling of an older house with triple Tudor chimney stack and an additional canted bay. The house has a fine buttressed red brick garden wall between it and Church Street.



Hillside at the east end of Church Street.

Meadow View is a good example of the best quality of post First War "bungalow" dwellings. It is symmetrically composed with a slightly overhanging central section over twin canted bays and a timber arched pergola front porch. It has a low pitched hipped clay pantile roof with symmetrical stack arrangement. Certainly, a worthy contributor to the quality of the conservation area.

Hockering Lane

Directly opposite Church Street at the junction with Hockering Lane, Corner Cottage and Smuggler's Cottage (formerly called White Cottage) are a single listed building which contributes importantly to the streetscape of the conservation area. The two form a visual stop to Church Street at the foot of Stock's, their white colour and unusual form with front jetty attracting the eye.

Hockering Lane is a modern part of the conservation area. The recent houses at its south side now extend as



Late 20th century house at Hockering Lane. Looking across the meadows north of the river.

far as the school playground and are undistinguished, if built in acceptable modern equivalents of the traditional materials of the area. From a distance the houses, together with the Victorian School building enclose the meadows and provide a sympathetic traditional backdrop to views from New Road and therefore there is justification for their inclusion within the conservation area boundary.

The County Primary School dates from the formation of the Bawburgh School Board in 1875. It is of red brick and Welsh slate with an attached schoolhouse. The roofs are steeply pitched and a minimum of Gothic detail is apparent. Modern additions have been made to it but these are not that visible in key views across the meadows from New Road. Despite less sympathetic additions the school building is an important part of the history of the village and merits at least bringing it fully into the conservation area.

From the bridge along Hart's Lane

The Bridge is one of a series of red brick Norfolk multi arched bridges dating from the late eighteenth century and is a scheduled monument. It is of interest that no record or archaeological remains of a mediaeval bridge survive, despite the apparent importance of the mediaeval pilgrimage which crossed the river at this point. The present bridge is aesthetically very pleasing with its warm red brick and sinuous contours linking the two halves of the settlement. Hart's Lane is a single linear development of ancient origin running from the bridge to the former Cock Inn where both sides of it become built upon.



Approach to the bridge from the south side

Rose Cottage and Fair View form two halves of a single terrace with low pitched red pantile roof. They have attractive porches and small planted front gardens. Although their windows have been altered and replaced with modern casements their ancient origin is revealed by the flint work surviving in the lower part of the front. A modern garage with parapet roof surprisingly does not detract from the quality of the pair.

Moving further west there is a new house, the form and scale of which sits comfortably in the street scheme and then Blacksmith's Cottages, which are a listed pair of seventeenth century cottages with modern alterations. They are of a single storey with attic garret having a row of gabled dormers. The frontage, hard upon the road's edge is of brick with much reused ashlar and flint in evidence. The roof is red clay pantiles with parapet gable ends. There are two stacks, one central and the other attached to the north gable. The modern alterations are austere but appropriate and the whole makes an important contribution to the quality of this part of the area.



Rose Cottage and Fair View



Blacksmiths Cottages



Mill Cottages



The Mill

The Mill though of ancient origin and historic interest makes less impact on the conservation area than its size might suggest. It is not a listed building and stands set back from the settlement so as to form a backdrop rather than a feature. It has been radically remodelled in recent years to provide four dwellings. It presents four low pitched gables to the observer from the entrance gates, with slated roof slopes and the arched windows typical of nineteenth century industrial buildings. Window frames and openings have all been altered.

Mill Cottages northeast of the mill present a less changed aspect to the small green in front of them. A terrace of four cottages with one offset at the northeast end it is built of red brick with a red clay pantile roof over two low but full storeys. Narrow casements at ground and first floor level together with simple doors with modest lights above make this an attractive group. The terrace is important encloses the green and the lower part of Hart Lane.

The King's Head public house is two buildings; one 17th century, and set at right angles to the lane behind and the other, which is later, abutting it closely fronting the street. Both form a single listed building. The range to the street is now red colour washed, though the brickwork beneath reveals its early nineteenth century origin. This part of the building is important in the streetscape, with its striking handsome painted sign. The older, back range can be seen from the lane and attracts the viewer into the 'pub courtyard with its white painted walls and gabled dormers. The combination of these two halves of the building, their positioning and complimentary make this one of the most important buildings in the conservation area. The later industrial building to the north makes surprisingly little impact helped by the recessive colour of its boarding.

A recently completed small residential development west of the King's Head encloses the green and visually helps to provide a strong link with the green north of the river in front of Mill Cottages. The scale, details and material finishes of the new houses is generally sympathetic to the character of the area and the low-lying boundary fence and verges without kerbs provide continuity with the appearance of other green areas nearby north of the river.



More recent development west of the Kinds Head pub.



The former Cock Inn

East View and Fairlight form a pair of buildings to the west of Hart Lane. The first are late nineteenth century semi-detached villas of very simple design with segmental arched window heads. Fairlight dates from the early years of that century and has gable stacks and small casement windows under a low-pitched pantile roof. Note the good railings to East View.

North of Fairlight there are several relatively recent houses of indifferent quality, one with a large shaped gable prominent upon its face. These are set back from the road line behind a walled front garden and small green and car parking space respectively. Opposite these is Folly House, an attractive late nineteenth century villa with abundant front garden and decorative barge-boarded porch.

New Road

Bridge Foot and Bridgefoot Cottage are listed dwellings standing four square but set back behind the line of their neighbours from the northern abutment of the bridge. The steeply pitched red pantile roof and brick and flint walls make them an attractive part of the scene and their offset stack is important to the skyline. The cottages also have crowstepped gables which confirms their antiquity to the observer.

Yare House is a modern house of considerable volume set back from the road behind a screen of trees and shrubs. It is closely abutted by its neighbours and so does not break the fine of enclosure unduly.

Nos. 41 and 43 New Road, the Old Post Office, are a single listed building which makes an attractive contribution to the village scene north of the bridge. With its steeply pitched roof, small wedge dormers and massive stacks the older portion of this white rendered pair and its taller, later addition are an important part of the street composition when seen from the bridge and green. Moving northwards along Warman's Close there is a small development 21st century houses. Clearly recent additions to the village the dwellings are generally traditional in their design and well-proportioned although they are not visible in key views of the conservation area from New Road.

Hall Farm Place is a development of houses involving the repair and conversion of some of the remaining outbuildings to the demolished Old Hall together with several new houses and includes the listed and scheduled Bawburgh Monuments. The conversion of outbuildings works well and is sympathetic but the new houses less so. The use of more traditional clay roof tiles on the new houses would have greatly improved the scheme.



New house and one of the monument buildings at Hall Farm place.



North river bank at New Road.

Spaces between the gardens and buildings has been very well designed with screen walls and hedges as described earlier.

Stock's Hill

Buildings of note here are The Brambles, a typical early 20th century bungalow of attractive proportions at the east side of the road, although it is largely hidden in street views by mature vegetation. Further up there is new development at The Warren of single storey dwellings designed to look like traditional outbuildings, using flint, brick, weather-boarding and clay pantile finishes. These buildings are of a good quality making a positive contribution to the conservation area although much of the development is not visible in key views from the road due to the layout and mature vegetation at the west boundary of Stocks Hill.



A new house and one of the monument buildings at Hall Farm place.

Traditional Materials and Architectural Details

The buildings of Bawburgh are built predominantly of brick with some flint, most having clay pantile roofs. The majority are modest sized dwellings, generally with traditional casement style windows. Distinctly separate buildings are the former mill, the school, The Monuments and the church. The Monuments and the church are built respectively of imported ashlar and local flint. Detailing on The Monuments has come from stone being re-used following the demolition of some ecclesiastical buildings. The Hermits House Monument closest to the road has an impressive roof arrangement with four ashlar gable ends. The stepped gable ends and round tower with conical roof on the church are a distinctive features.

Most roofs in the village have clay pantile finishes either red or black glazed. Plain tiles are favoured on the church, for the decorative tiling at the nearby Church Farm and at the Slipper Chapel. No thatched roofs survive in the conservation area though it is very likely that several of the older listed buildings were once thatched.



Variety of building finishes in the conservation area.

Walls are predominantly of red brick, usually in Flemish or English bond. Combinations of red brick and flint occur at Church Cottage, Rose Cottage, Bridge Foot and Bridgefoot Cottage and at Blacksmith's Cottage next to the King's Head pub where ashlar also is incorporated. Rendered and painted walls, not always implying underlying timber construction, occur most notably at Child's Terrace and at Stock's Cottage and Smugglers Cottage. At Flint Cottage and Gable End, colourwash has been applied to the original flint and brick structure. The bridge abutments are coped with York stone slabs. There are several examples of brick "tumbling" on gable end walls.

The former Cock Inn which fronts the road in Harts Lane, with its more formal arrangement of windows and blocked-in doorway with broken triangular pediment above, provide architectural interest to the street scene. The new boundary wall to the recent residential development west of the King's Head has been sympathetically designed with brick piers and dentil course below a half-round coping. On the opposite side of the road the large Dutch gable at Beckhall House provides architectural interest to the street scene both in its design and use of flints with brick dressings.

Ground Surfacing

The ground surfaces of the village are not well provided with any variety of materials. The streets and lanes are predominated by tarmacadam. Gravelled surfaces are rare and confined to the area around the green at Mill Cottages, the King's Head car park and entrance to the Mill.

Street Furniture, Walls & Railings

Street furniture of note includes the village sign, an attractive timber design of St Walstan; the telephone kiosk near the Bridge which is a modern replacement of the former K6 and the mill stone on the green, which provides a pleasant focal point.

Several of the greens are protected by short concrete posts with horizontal metal tubes or railing, the appearance of which could be improved with the use of timber posts, which have been retained along the river green in New Road. Traditional metal railings are used to good effect at the former Chapel, at the Mill and at East View. Masonry walls also define boundaries and can be seen at Hall Farm Place, the tall wall along the west boundary being acknowledged as a listed building.



Victorian railings along Harts Lane



Recently constructed brick wall along Harts Lane.

Natural Character and Open Spaces

The river meadows are a key feature in the conservation area. The north verge of the water meadows is in line with mature trees either side of the bridge. The line of trees continues south of the bridge at the west side of the road and then moves westward along the water meadow boundary, providing a natural backdrop to the properties in Church Street. A line of mature trees at the north boundary of the road hides the St Peter's Church site from view on the approach. There is a good line of mature hedgerow running south from the bridge and then eastward along Hockering Lane. Mature hedgerows at the west end of Church Street at front gardens also form an important part of the character of the street scene and define the boundary of the churchyard. There are Beech and Yew trees in the churchyard which form an important part of the church setting.

The Green immediately west of the King's Head is fenced off by a low fence and fronts a relatively recent development of houses. The scale, detailing and materials in this development are generally sympathetic to the character of the immediate area and together with Mill Terrace on the other on the south side of the road enclose the land north of the river creating more of a centre to the village.

Conservation Management Guidelines

Highways

The junction with New Road, Harts Lane and the bridge made visibility difficult.

In conjunction with the Highway Authority, there may be scope to improve this visually by reducing the extent of the tarmac, possibly by building out the verges on the south side.



Junction off New Road and Harts Lane at the bridge.

Unsympathetic features

At the top of the street below Church Farm stands Church Cottage, a grade II listed seventeenth century building with steeply pitched roof. A row of modern garages and car parking spaces form the setting of this listed building, with consequent depressing incongruity.

Ground surfacing and garage frontages could be much improved here.

Low boundary brick and decorative concrete block wall at Church Street west of Gable end detracts from traditional character of the street scene. There are also a number of areas in front of buildings in church with concrete kerbs or surface finishes.

Any opportunity in the future to provide a more sympathetic boundary treatments would enhance the character and appearance of the street scene.
Upgrading Windows and Doors



Modern garages to the right form part of the setting of Church Cottage.

Upgrading Windows and Doors

In some cases, windows have been replaced using less traditional materials. More modern styles of window design have also been installed in traditional buildings, some at more prominent locations.

If frames need to be replaced they should ideally be replaced with the original materials. However, if different materials are chosen then the window style should remain the same. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past.



Cottages along Harts Lane where more sympathetic windows would improve the buildings appearance.

Appendix 1 (i)

Listed Buildings in Bawburgh Conservation Area

Church Street	Church of St. Mary & St. Walstan	I
	Church Farmhouse	II*
	Church Cottage	
	Flint Cottage	
	Chapel View	
	2 Child's Terrace	
Hall Farm Place	Hermit's House	II*
	Slipper Chapel	II*
	No.4	
	West boundary wall to No's.1 & 2	
Harts Lane	Blacksmith's Cottage	
	Kings Head Public House & adjoining house	
New Road	Bridge Foot and	
	Bridge Foot Cottage	
	41 & 43 (Old Post Office)	
Stocks Hill	Stocks Hill Cottage	
	Smugglers Cottage	
Scheduled Ancient Monuments		
	Hermits House	
	Slipper Chapel	
	Bawburgh Bridge	

Appendix 1 (ii)

Unlisted Buildings in Bawburgh Conservation Area which are of townscape significance

Farm Buildings at Church Farm
St. Walstan's Well

Church Street	North View Midway and adjoining cottage Cottages west of Chapel Former Wesleyan Chapel Magnolia Cottage Forge Cottage Hillside and north boundary wall Child's Terrace Cottage east of Chapel View Meadow View Village sign
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Bawburgh School and School House

Harts Lane	Folly House Fairlight and East View Mill Cottages Former Mill Former Cock Inn Rose Cottage and Fair View Yare House and adjoining Cottage
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Former farm buildings, Hall Farm Place.

Wall north of 2 Hall Farm Place, and other surviving 19th century walls.

Appendix 2

Policy

Policy background

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

This position is reinforced as follows:

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

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

Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012

Paragraphs 126 to 141 cover “Conserving and enhancing the historic environment”.

Joint Core Strategy- Policy 2 : Promoting Good design

South Norfolk Local Plan

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

Public Consultation

An informal 'walkabout' of the area was organised with local residents and councillors on 7 December 2016. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1st July 2017 to 14th August 2017 (having been extended by two weeks.)

This included:

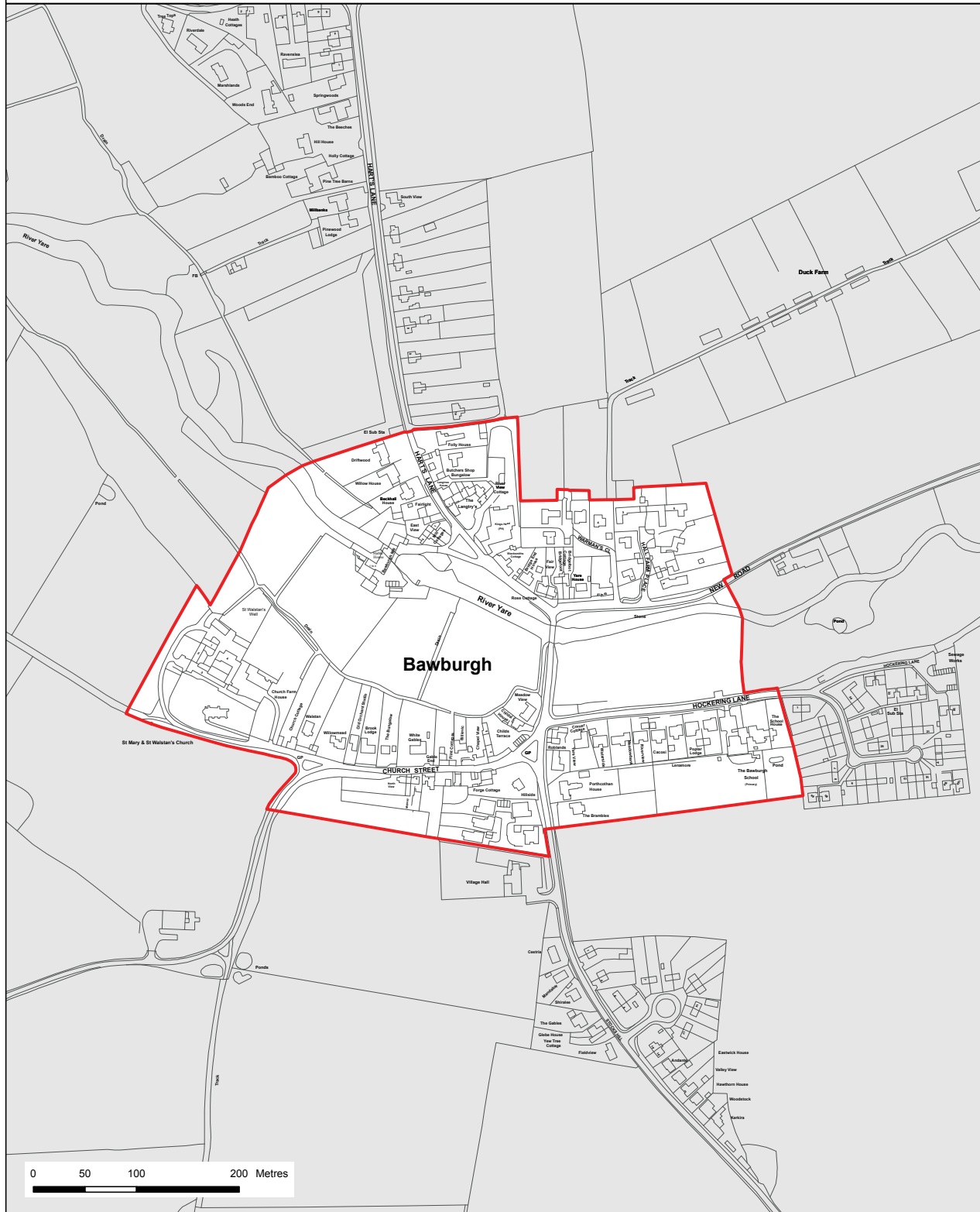
- A public exhibition held in village hall on the evening of Tuesday 1 August from 4pm to 6pm, with an officer in attendance to answer any queries.
- Advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council's website and at the reception desk.
- Emailing Ward Councillors, County Councillors, the Parish Council, Norfolk County Council Historic Environment Service and Historic England.
- A presentation made to the Parish Council on 20th July.
- Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being included in the conservation area.

As a result of the consultation some additional historical information was included in the appraisal and some minor changes and corrections were made to the text. The boundary line however remains as proposed in the draft.

Appendix 3

Boundary Map

Bawburgh Conservation Area



0 50 100 200 Metres



South Norfolk Council
Cynet Court
Long Stratton
Norwich
NR15 2XE

Tel: (01508) 533633
Fax: (01508) 533695

Key

Conservation area boundary



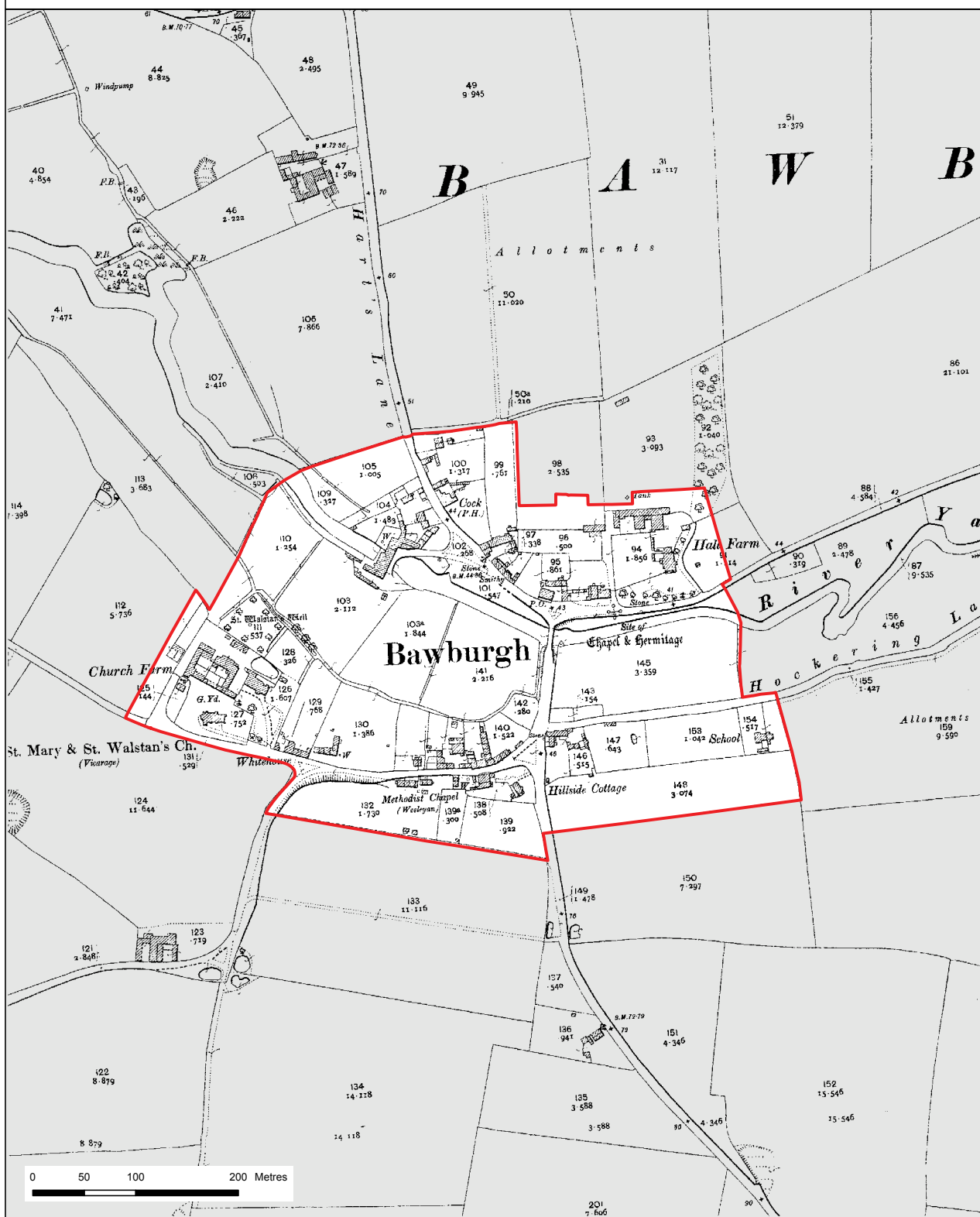
Scale at A3: 1:3,500
Date: Feb 2017

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Appendix 4

Historic Map

Bawburgh Conservation Area, Historic Map 1906 - 1914



South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

Tel: (01508) 533633
Fax: (01508) 533695

Key

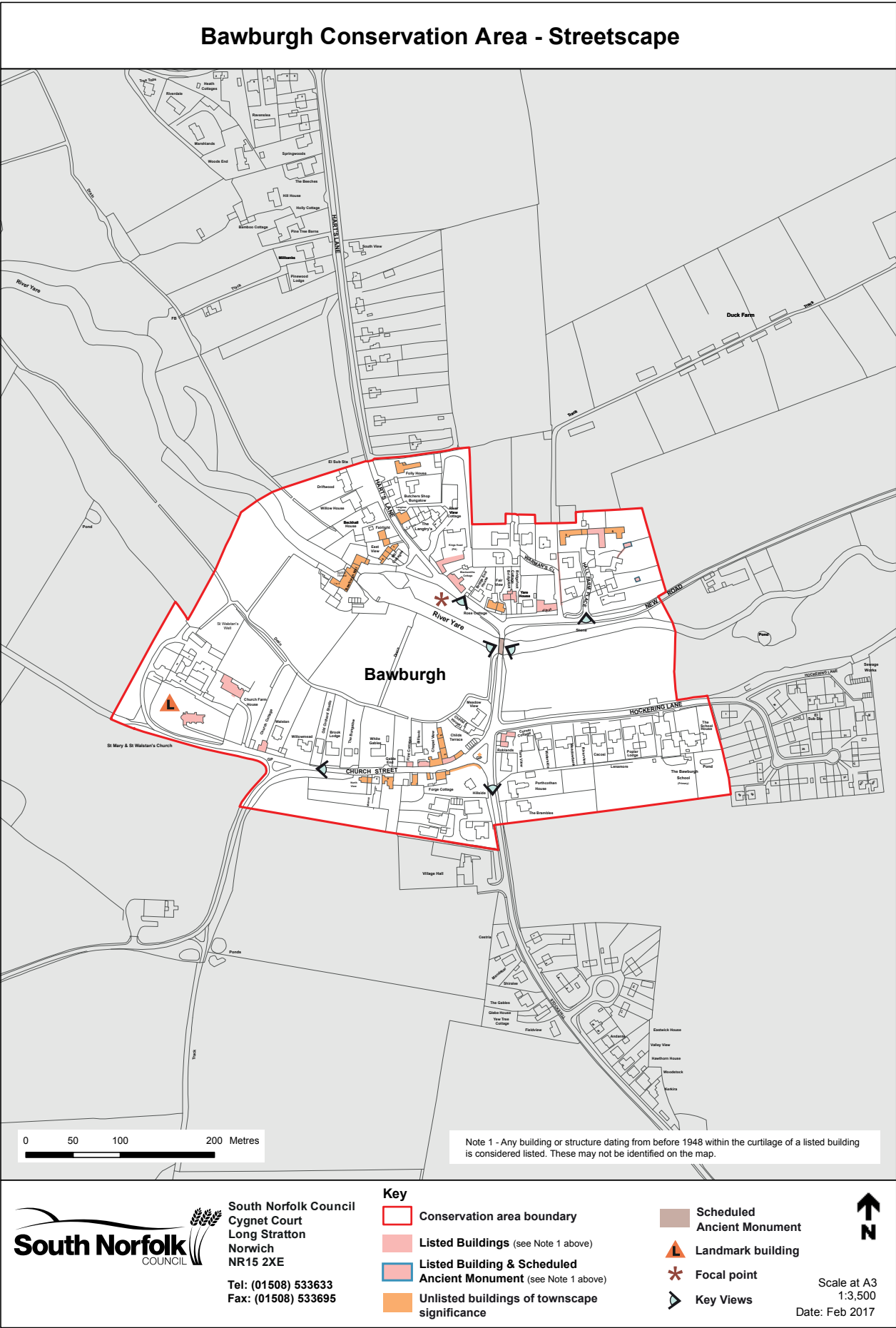
Conservation area boundary



Scale at A3: 1:3,500
Date: Feb 2017

Appendix 5

Streetscape



Appendix 6

Natural Character

Bawburgh Conservation Area - Streetscape



South Norfolk Council
 Cygnet Court
 Long Stratton
 Norwich
 NR15 2XE
 Tel: (01508) 533633
 Fax: (01508) 533695

Key

- Conservation area boundary
- Open space
- Water Meadow
- Agricultural

- Trees
- Hedges
- River



Scale at A3: 1:3,500
 Date: Feb 2017