



Brockdish

Conservation Area Character Appraisal and Management Guidelines

December 2018



Content

Introduction	3
Historical Development	4
Character Assessment	5
Conservation Management Guidelines	12
Appendix 1(i) - Listed Buildings in Brockdish Conservation Area	14
Appendix 1(ii) - Unlisted Buildings in Brockdish which are of townscape significance	14
Appendix 2 - Policy & Consultation	15
Appendix 3 - Conservation Area Boundary	16
Appendix 4 - Historic Map	17
Appendix 5 - Streetscape	18
Appendix 6 - Natural Character	19

Introduction

The historic village of Brockdish is situated along the north side of the floodplain of the River Waveney. A predominantly linear settlement, the centre of the village is at the crossroads along the old Harleston to Diss Road, with Syleham Road leading south to the bridging point at Syleham Mills and Grove Road leading north.

The settlement lies 2 ½ miles W.S.W of Harleston, and 5 East of Diss, and is one of a string of similar settlements on the north side of the Waveney between Beccles and Diss.



The construction of the new A143 in 1996 to the north, which now bypasses the village, has significantly reduced traffic flow and has once again made Brockdish a quiet rural village.

Perhaps partly due to the difficulty of building on land around the village because of the floodplain to the south and rising land on the north side, the bulk of C20 development has been built in a separate detached part of the settlement to the west. The new settlement area is closer to the parish church of St Peter and St Paul, which is a mile west of the historic settlement. The landscaped gap between the predominantly older and the newer part of the village has kept the character and appearance of the historic village relatively unaltered, with modern infill development fitting in relatively discreetly with a sympathetic scale, form and use of materials.

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. Brockdish conservation area was originally designated in 1976. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

Key Characteristics

- One of a string of 'Waveney Valley' villages between Diss and Beccles on the north side of the floodplain of the River Waveney.
- Large number of timber framed cottages rendered and painted in pastel colours.
- Meadows and wooded floodplain to the south of the village and agricultural fields to the north
- Relatively unchanged character with sympathetic infill development.

Historical Development (also see historic map in Appendix 4 page 17)

The name Brockdish has two 'possible origins'. The Domesday entry is 'Brodise', later in 1095, 'Brochedish', which means 'pasture by the brook'. The second possible meaning given by the C18 historian Armstrong, is 'the broad ditch' from the Early English 'brod dic'.

The c1840s Tithe Map shows a very straight ditch/tributary running from the centre of the village directly to the bridging point of the river at Syleham Mills to the south. This site has a long history, and may have been a water mill as far back as Saxon times - it is listed in the Domesday survey of 1086. In 1977 the river dropped 18 inches, revealing the piles of an ancient river crossing. A later bridge was tolled, and the adjacent mill produced Corn, Linen, and Cotton. The close proximity of the mill to the south of the village means that it is likely to have provided employment for a number of people in the village.

The oldest building in the surrounding area is the parish Church of St. Peter and St. Paul, which dates from various periods and includes evidence of pre-Conquest work, but the church lies a mile to the west of the conservation area and there is no clear visible or physical relationship to it. The three most important historic houses listed in the C19 trade directories (Kelly's and White's) are Brockdish Hall, Brockdish Place (described as a handsome modern mansion of white brick in 1845 White's Directory) and later called Thorpe Abbots, and lastly The Grove estate. Although historically important buildings within the parish, all these principal buildings lie outside the conservation area on higher ground to the north of the village, and are therefore not described further in this appraisal.



Other important historic buildings within the village and the conservation area include the village school, which was formerly the village workhouse, and which was bought by the villagers by subscription in 1843 (in 1836 the workhouse for the Depwade Union was built at Pulham Market which still stands) and the United Methodist Free Church at the east end of the village, built in 1860. The recently rebuilt village hall is in a central location on the south side of the green

Late C19 view of Grove Road

Character Assessment

(Also see Streetscape and Natural Character Map, Appendix 5 and 6, pages 18 and 19)

Brockdish and Its Setting

The River Waveney to the south is important to the setting of the village, with the floodplain meadows now extensively wooded, and the rising ground of the north bank of the wider valley to the north (and further to the south). A small stream runs through the village from the north, alongside Grove Road, through a ford and to the side of the small village green, before joining the river.

The rising land to the north, and the dense vegetation to the south, results in limited views from the conservation area to the open countryside beyond, and consequently there are also limited views from the open countryside into the conservation area.

The approach roads to the conservation area from the north and west are both of significance with dense wooded vegetation to the sides, whereas the eastern approach has a more open character. The fields forming the gap between the new and old parts of the settlement are important to the setting.

Conservation Area Boundary

The boundary has been drawn around the historic settlement area, but there are also some more modern properties that are considered to contribute positively to the conservation area in terms of setting, including Old Forge Court which features as an example in the South Norfolk Place Making Guide of good planning reflecting the traditional character.

Important peripheral areas of backdrop landscaping on the higher ground at the rear of the settlement to the north-east, which provides an important backdrop to the village, and the common land to the south-west, which includes a path leading down to the river are now included in the conservation area. The modern chalet bungalows on the corner of Scole Road and Syleham Road have been excluded, but the front hedges remain in the area as they continue the important landscaping of the approach to the village from the west along Scole Road.



Tight grain of housing along The Street



Spacious landscaping along Grove Road

Street Patterns and Historic Grain

The historic grain generally follows a linear development pattern along the road from the west to north-east and is generally tight to the street and close grained. There is some development at the rear of housing to the north-east, but because of the land levels, these are relatively small extended areas. Where the stream runs alongside Grove Road to the north the historic grain is more spacious with extensive landscaping on the west side of the brook and more visible glimpsed views through to wooded area at the rear. The village green at the junction of The Street and Grove Road is an important and attractive open space and an important focal point for the village.

Perambulation

The Street (East)

Starting from the east end of the village on the south side of the Street, the first group of houses within the conservation area are positioned to the back of the pavement. All the properties are rendered, with black or red clay pantiles, and casement windows. Apart from the listed Kings Head with its mock Victorian external timber framing (the interior is original C17 timber framing) none of the buildings stand out in terms of their appearance, but together they form an historically cohesive group of rendered properties. Although relatively plain in terms of external appearance the interiors often have timber frames of significance. No 40 has a good C18 door surround.



Kings Head pub



39-45 (odd) The Street

The north side of the street is quite different in character with the imposing red brick and bold gabled form of the former Methodist Chapel standing out from the other properties. It is currently being converted into a house. The gauged brickwork arches to the central windows are of some quality, but otherwise the building is relatively plain and austere in its appearance. Also of interest is the adjacent Victorian terrace, 39-45 (odd), which is rendered, so fits in with the character of the earlier properties, but has attractive well-balanced proportions and symmetry. The gault decorative central brick stacks are a feature of particular note. Also, in contrast to the older cottages on the street, it has vertical sash windows, with the gabled 'bookends' featuring round headed sashes. The next property is older and closer to the street, returning to the more traditional 'cottage' appearance with casements and drip moulding detail to the windows. It retains original plain pin tiles rather than the more common pantiles.

The next section of the street is then characterised on both sides by more modern properties set back with large front lawns and no boundary treatments. Consequently, this area contrasts with the rest of the street due to its more 'open' frontage, and the re-introduction of front boundaries such as low walls and/or hedges could assist in making this area more in keeping with the historic character of the village.

Following this area of modern housing The Street then tightens up again on both sides with a very small red brick cottage with small gable to the street on the south side and a tall boundary wall. The cottage has a C17 timber frame and is listed – the original mullion windows can be seen behind the glass in the side elevation. This building is followed by 30/32, which are also listed and C17, but now fronted with Victorian white gault bricks (white gault brick being one of the local characteristics of buildings within the Waveney Valley during the C19.) The frontage also has more modern C19 casements with more vertical emphasis than the older cottages, and has plastered lintels to imitate stone.



Old Forge Court



Sheriff's House

Then follows a continuous row of rendered houses in attractive colours, 22/26 & 14/16/18 with drip mould lintels. There is a small group of three small modern rendered cottages in a traditional style which are slightly set back from the road, but with a historic red brick wall retained to the front, so that the sense of enclosure to the street has been maintained. The last range of houses on this side of the street before reaching Common Lane, known as Sheriff's House, is one of the oldest properties in the village dating to c1600 and has ranges fronting onto The Street and Common Lane, with the principal elevation facing the lane. The chimney stacks are of note. The Street range is now separated into cottages with access from the rear and features some interesting stained glass windows to The Street.

The north side is characterised by a new development of houses along Old Forge Court, nearly all rendered, and in pastel shades, which compliment older houses in the village. Considered to be a good example of infill development, the housing features as an example in the South Norfolk Place Making Guide. This is followed by 17, which is again rendered with casements, before reaching Orchard End, an unusual property in the street with its red brick frontage and white gault brick detailing that stands out as being different. The brick frontage hides earlier timber framing – a tell-tale sign being the change in the angle of the roof pitch at the front where the later brick elevation has been added to the timber frame. There are then a further two rendered cottages, 11 being notable for its former shopfront windows.



Orchard End



7 & 9 The Street

The next pair of houses, 7 & 9, are early C19 in character, being double fronted around attractive early C19 Regency style doorcases, two fine doors and sash windows. They are however rendered and painted in pastel colours, so also fit in well with the older properties in the street. The two houses also have low pitched slate roofs which are typical of the earlier C19, but not so typical of the village. The next house on the corner was the former Greyhound Inn and is timber framed, dating from the C17. Like the Sheriffs House opposite, it also has plain pin tiles rather than pantiles. The building retains its carriage arch from its former use. The windows are C19, but to the top left is an older original mullion window. The adjoining house is rendered with lower eaves and an unusual arrangement of C20th windows and dark pantiles - possibly a building converted from previous non-residential use?

The centre of the village and the village green is now reached with the junction with Grove Road.

Grove Road

The character of Grove Road is strongly defined by the stream that runs alongside it on the west side and is a key feature in this part of the village, creating a much broader space between the houses than along The Street. On the east side are houses that are relatively close to the road and of high status within the village, whereas on the west side older timber frame properties and modern houses are more set back behind generous frontage landscaping.



Bourn House



The Red House

The first two cottages on the east side, Bridge Cottage and Little Barn, are small and humble cottages in the typical pastel renders. There then follows architecturally two of the most distinguished houses in the village. The first property, Bourn House, has relatively simple red brickwork, but has finely balanced double fronted proportions, and a fine doorcase with a six-panel door. The Red House is much larger (also being double pile as well as broader), with a set of 9 front sash windows, all with eight panes of glass, and an even grander doorcase with pediment. Set back behind grass verges, these houses stand out with spacious gaps either side and are very prominent within the streetscene.

Then follows a couple of cottages, 'Pantiles' which is a conversion from three cottages, followed by an imposing red brick wall to the street and red brick gable ends of former outbuildings, now converted. There is then a small white C19 cottage, now a single dwelling but formerly a semi, with red pantiles and central stack. The north and south gables have large S shaped wall plates.

The last building on the east side is the former Victorian workhouse, which became the village school, almost hidden by the landscaping. The school closed in 2017 and there are plans to convert the building to another communal use. As with the west side the road narrows with the more verdant landscaping providing a very pleasant rural approach to the village.



Commerce House



1 - 4 Grove Road

The west side of the street firstly features the prominent Georgian elevation of the former village store, Commerce House, which front towards and compliments the setting of the green. Although no longer a store, the C18 red brick building with its unusual hipped roof, symmetrically balanced façade and preserved shopfront, still provides a handsome landmark building for the village centre. A small single storey side extension projecting forward on the north side has a crenelated parapet.

There then follows a series of smaller cottages with low eaves and prominent roofs. The first small cottages are horizontal in emphasis with red and black glazed pantiles, likely to be C18/ early C19. There is then a modern detached house with low eaves and dormers, which fits the local character quite well, followed by a further two groups of cottages: 1-4 Grove Road, characterised by rendered properties with steep roof pitches and red pantiles, set back from the road behind the stream with long front gardens.

Then follows a group of modern red brick houses. Their form is generally consistent with the vernacular character of the village with steep roof pitches. They are well positioned within the street well set back from Grove Road with landscaping around the stream to the front. Two more recent houses at the far end seek to be more traditional with decorative bargeboards, a decorative feature mostly introduced in the Victorian period. A hedge provides the boundary to the road. At the very end of the street on the west side is Crow Hall, a C17 timber framed house, again set amongst landscaping so quite well hidden in views. At this point the road becomes quite enclosed with tight edging of landscaping which contributes to a very rural approach when entering the village.

Scole Road

The centre of the village is characterised by the stream running under the street and a small village green on the north side. The first building on the corner is Commerce House, already described above. The first cottage on the north side is a continuance of Commerce House, with pleasing red brick, and the next cottage rendered. There is then a gap before reaching White House Farm, re-fronted in later gault facing brick, slate roof, decorative bargeboard and new stack in the C19. Internally, the timber framing is C17, a very large external stack survives on the west side of the house.

On the south side of the green is 'the pottery' largely hidden by a tall hedge, but with two door surrounds of note, and the village hall, recently rebuilt in 2000. To the front of the hall is a listed K6 telephone box. These are followed by Corner Farmhouse, a fairly plain rendered building, but featuring two very unusual small ogee-headed casement windows with pointed arch lights within the end gables.

To the side fronting towards Syleham Road is a clay lump barn. The modern chalet bungalows on the opposing corner are no longer within the conservation area, but the hedging stays in.



Large stack on the west side of
White House Farm



Unusual Ogee windows in the gable
ends of Corner Farmhouse

Traditional Materials & Architectural Details

The village contains a variety of vernacular materials associated with South Norfolk, but as is common with many villages to the south of the district and the Waveney Valley, the majority of houses are timber framed cottages and rendered, being painted white or in muted soft pastel colours. The grouping of similarly rendered cottages, particularly along The Street, makes a significant contribution to the overall character and appearance of the village.

The conservation area contains two notable red brick Georgian houses, Bourn House and Red House along Grove Road with their fine symmetrical balanced front elevations, Flemish brickwork and sash windows. In the C19 some of the earlier timber framed properties were also re-fronted in brick: 30/32 The Street and White House Farm in gault white brick (local to the Waveney Valley), and later Orchard End with its more unusual mix of red and white gault bricks detailing.

The better examples of more recently built houses successfully replicate the simpler vernacular style of the earlier cottages, and help to reinforce and enhance the character and appearance of the village. Of most importance in terms of character for rendered properties is choosing the right colours, and since properties are seen together in groups the choice of paint colour should ideally be off-whites or light pastels, rather than strongly contrasting colours.



37 The Street



White House Farm

Pre-Georgian buildings are notable for their steep roof pitches – indicating the likely use of thatch prior to later replacement with pantiles. In rural areas plain pin tiles also predate the use of pantiles, so where these occur in the village on the older properties such as at 37 The Street, the former Grey Hound Inn and Sheriffs House it is likely to be an early use of tiles. The majority of houses are however roofed with either red or smut/black glazed clay pantiles. 7 & 9 The Street, which are early C19, have shallow pitched slate roofs, as does White House Farm which was remodelled and has a later slate roof applied to an earlier, steeper roof.



Doorcase to Bourn House

Georgian buildings are characterised by the greater use of brick and more balanced elevations, with sliding sash windows and some fine doorcases, notably on Bourn House, Red House and the remodelled White Farm House. Later, as manufacturing processes improved, Victorians embellished their buildings with decorative work –for example the elaborate chimney stacks on 39 – 45 (odd) The Street and the decorative Victorian bargeboards to White House Farm. Decorative bargeboards have also been applied as a decorative feature to recently built properties.



Chimney Stacks 39 - 45
The Street



Village Green

Natural Character and open spaces

The green in front of the village hall is relatively small, but provides the village with a village green and focal point. Together with the brook, the ford and foot bridge it creates an attractive rural scene.

The stream running down from the north on the west side of Grove Road has an attractive appearance, and the more modern vernacular style housing within more spacious verdant landscaping retains an attractive rural scene.



Entering the village along
Grove Road

Along Grove Road and in the approaches from the west and north the verdant backdrop of trees and landscaping is important to the setting of the conservation area.

The meadows down to the river also now have extensive tree planting. An area of accessible common land on the west side of Common Lane is now proposed to be included in the conservation area.

Street Furniture, Walls and railings

With the majority of cottages backing directly onto The Street and the more verdant landscaping on the west side of The Grove there are not many walls or railings of note within the conservation area. The most important sections of red brick walling are on the east side of Grove Road, although there is a strong contrast with the west side which is strongly characterised by landscaping and hedges in association with the stream, where walls and fences should be avoided.

The Street is quite different in character, with most houses backing directly onto the pavement. Where houses are however set back a little from the street, especially at the west end, it is important to keep some boundary treatment such as low walls and hedges. Such a treatment could be provided to the front of the more modern houses which uncharacteristically have 'open' lawn areas. At the west end Commerce House and the adjoining property have an interesting castellated low red brick wall, and White House Farm has a white gault brick wall.

In and around the green, the ford and footbridge over the brook, the village sign, a seat and postbox, and the listed K6 telephone box, form a collection of interesting streetscape features that add to the picturesque village character at the centre of the village. The seat on the green is however quite plain with concrete slabs to the front, and this could be an opportunity for a better design and softer street surface such as resin bonded gravel, perhaps with some historic interpretation.

Conservation Management Guidelines

Highways

There are some remnants of former safety measures put in place when the main road ran through the village – notably in front of 7 & 9, which now detract from their appearance.

Consider widening pavement in front of 7 & 9 or install less utilitarian set of safety railings to The Street, or paint the railings a more attractive traditional colour.



Wires

There is a proliferation of telephone wires which affect views of the historic buildings.

If the opportunity arises, wires would be preferably placed underground.



Upgrading Windows and Doors

In Brockdish many houses have retained their original windows or windows styles, and new houses have sympathetic windows. Care should be taken when repairing or replacing windows to keep traditional styles and appearance.

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



Original metal casements should be kept.

Painting/colour washing buildings

There are a number of painted rendered properties in the village and the character and setting of these buildings is much improved when they are viewed as a group.

Careful consideration needs to be given to painting buildings to ensure the visual harmony of rendered cottages in the village is retained.



Village Green area

The village green is the picturesque centre of the village together with ford, bridge and brook. In terms of any enhancement this area requires careful consideration.

The concrete slabs area and bench could be enhanced, with possible artwork and interpretation to interpret village history.



Appendix 1 (i)

Listed Buildings

Grove Road	Little Barn Bourn House The Red House, Pantiles, Kenthouse No. 1/2, 3&4, 5, Crow Hall
Scole Road	Commerce House & Ivy Cottage Rose Cottage White House Farmhouse Corner Farmhouse (including Barn)
The Street	2 (The Pottery) Sheriffs House and adjoining cottages 14 - 18, 20, 22, 26, 30/32, 40 Ye Olde Kings Head 37, 19, 17, 15, 13, 1 - 9

Appendix 1 (ii)

Unlisted Buildings of townscape significance

The Street	Former Methodist Church 39-45 (odd) 23-29 (odd) 11
Old Forge Court	1 - 8

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

An informal ‘walkabout’ of the area was organised with local residents and councillors on 1 December 2017. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 2nd to 29th July 2018.

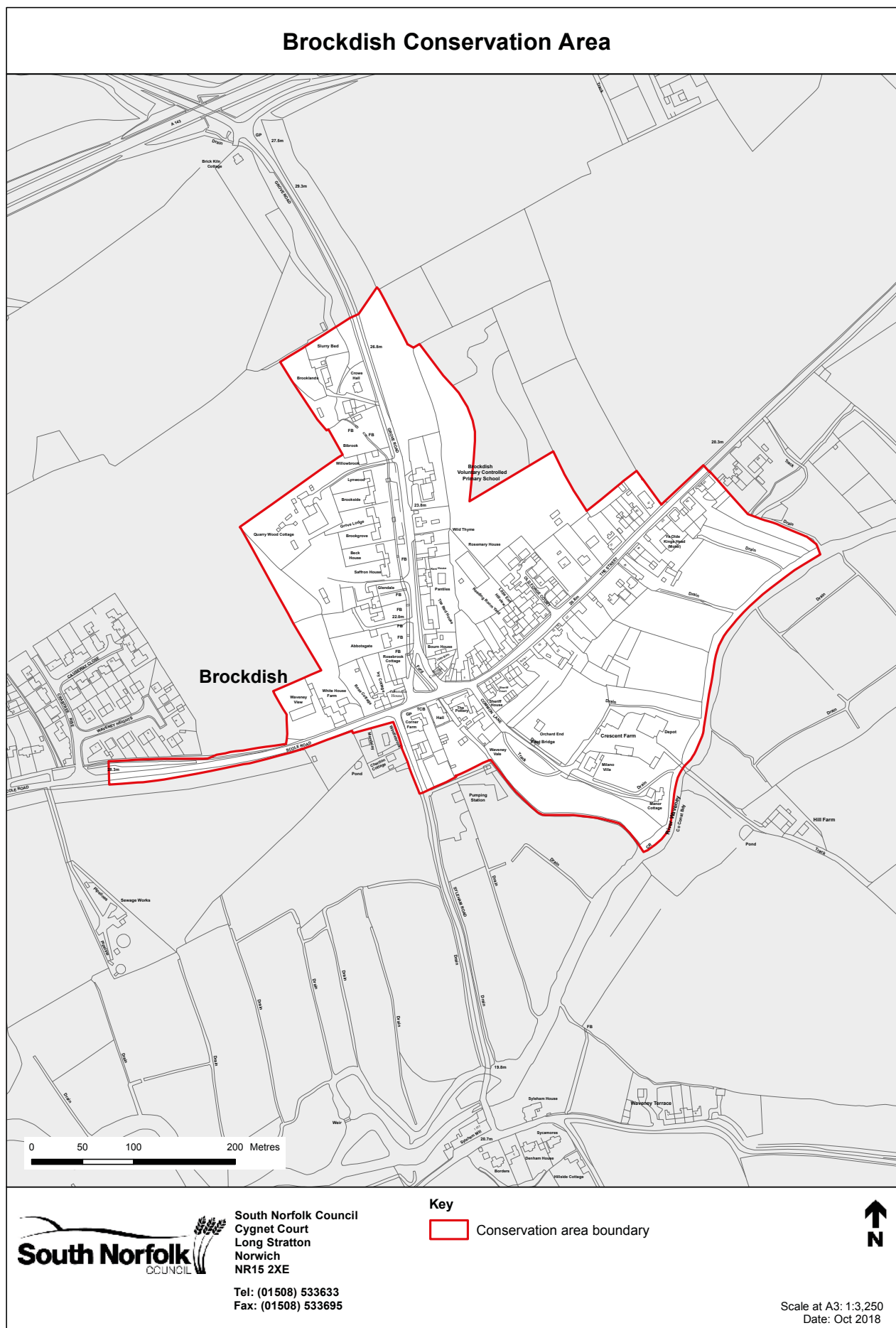
This included:

- A public exhibition held in the village hall on 10th July for three hours with an officer in attendance to answer any queries.
- An 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 28th June.
- 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 the property Waveney View was kept within the conservation area as it was formerly within the grounds of White House Farm.

Appendix 3

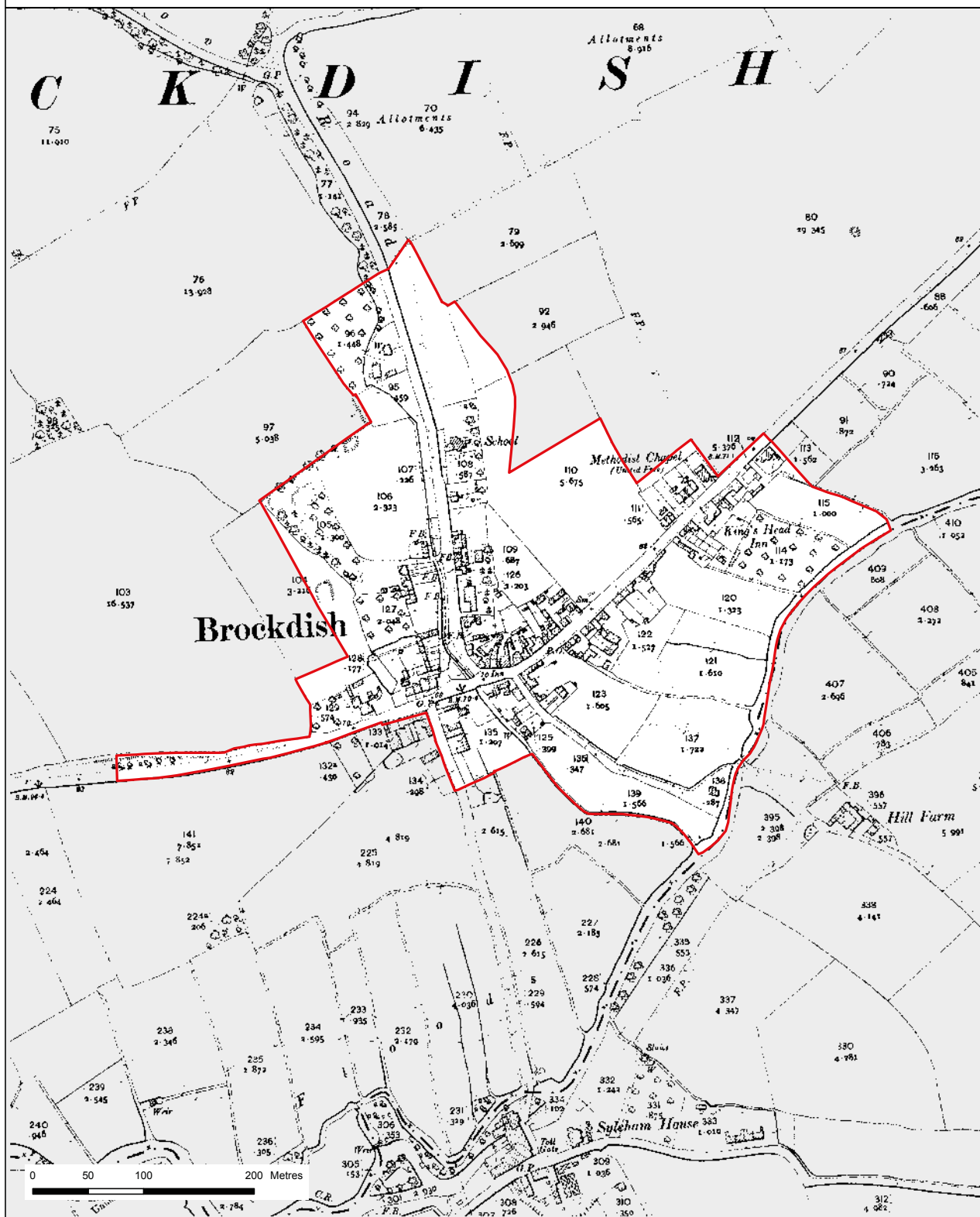
Boundary Map



Appendix 4

Historic Map

Brockdish 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: 1:3,250
Date: Oct 2018

Appendix 5

Townscape



Appendix 6

Natural Character

Brockdish Conservation Area - Natural Character



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

Key

Conservation area boundary

Open Space

 Trees

 Important Hedges



Scale at A3:

1:3,250

Date: Oct 2018