

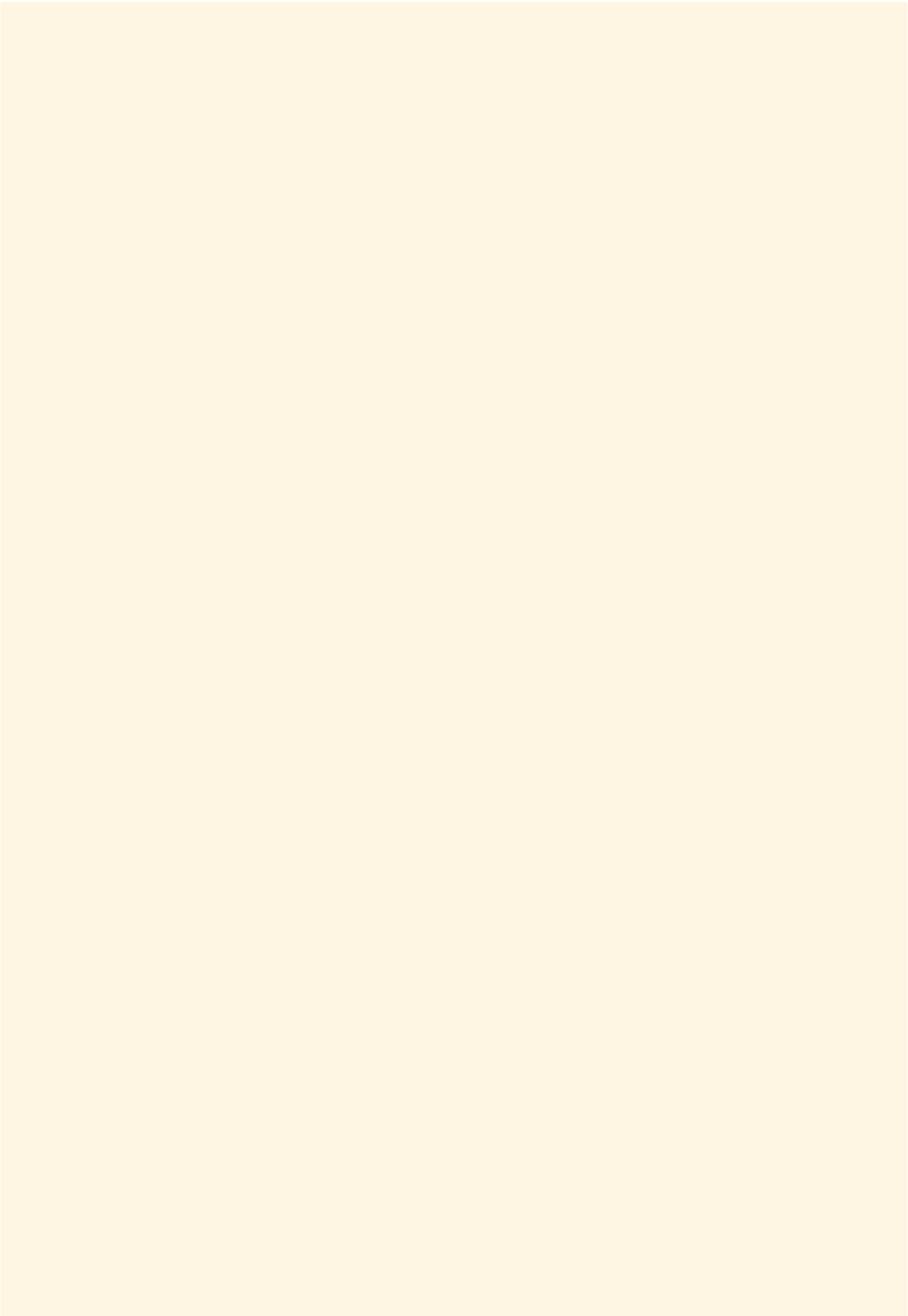


Old Costessey

Conservation Area Character Appraisal and Management Plan

December 2014





Introduction

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 Conservation Areas.

The 1990 Act also requires local authorities to prepare policy statements for Conservation Areas. These statements are to be more explicit and detailed than would be possible as part of a Local Plan, and seek to identify the components that give the Conservation Area its special character. This analysis will provide the context within which the particular problems of the area can be considered. The policies of the Council, and others, are noted and it is hoped that the assessment will help guide any future changes.

The influence of Costessey Hall and its successive owners on the shape and appearance of the village has been significant .

Old Costessey Conservation Areas were designated in 1980 and 1986, and an appraisal was adopted by the Council in 1999. This latest review is being carried out in response to guidance issued by English Heritage in 2006, which advises how the appraisals should be prepared and that they should also include management proposals.

The appraisal was adopted by the council on 15th December 2014.

Value of the Appraisal

The appraisal aims to improve the understanding of the value of the built heritage, and provide property owners and potential developers within the conservation area with clearer guidance on planning matters and the types of development likely to be encouraged. It will enable South Norfolk Council to improve its strategies, policies and the attitude towards the conservation and development opportunities and priorities within the designated area. It will also support the effective determination of planning and listed building applications, and inform relevant evidence in planning particularly relating to the demolition of unlisted buildings.

While the Council has prepared this appraisal, it cannot successfully deal with all the issues without the support of a number of individuals, groups and local and national organisations. This appraisal will help influence the changes in Costessey, and with the co-operation of all concerned, it could have a positive effect on its future.



Costessey Hall



Costessey Mill c1923

Photograph by permission of Norfolk Mills

Historical Development

There is a wealth of information on the history of Costessey, due primarily to the admirable efforts of Mr Ernest Gage whose books on “Costessey A look into the past”, and “Costessey Hall “, give a fascinating insight into the heritage of the parish. Much of the following account has been based on his research.

Costessey is recorded in the Domesday Book as “Costeseia”, while other sources have the name as “Costessie”, “Cossie” and “Cossese”. The origins are unclear but it could derive from Scandinavia as “Cost’s island”.

The original manor of Costessey was one of the largest in Norfolk, including the adjoining villages of Bowthorpe and Bawburgh, and stretching as far as Hingham. It was awarded to Alan, Earl of Richmond after the Battle of Hastings, and passed through several families until Queen Mary granted it to Sir Henry Jernegan in 1555, who proceeded to build a “New Hall” to the south of The Old Manor House,(which is thought to be Park House, now much altered and later “relegated” to a dower house.).

The new house was “E” shape in plan with projecting wings as can be seen on surviving photographs.

Successors to the estate carried out various alterations to the Hall which prompted the expansion of Costessey brickworks to cope with the demand. Sir William repaired the church and built a number of buildings and lodges in the late 18th century, most of which survive. The most spectacular expansion at the Hall came in between 1827 and 1855 when Sir George Jerningham, who became the 8th Baron of Stafford, was persuaded by his wife to commission J C Buckler to build a prodigious hall. This was to be built around the Tudor hall and to be adorned with battlemented walls, towers and ornate pseudo Tudor windows.

It was a major project which began in 1827 but was still not finished 30 years later, but the progress can be seen on the photograph above. Further improvements were carried out in 1866 prior to a royal visit by the Prince and Princess of Wales. Apparently their royal visitors noted the dilapidated condition of the original Tudor Hall and persuaded the Jerninghams to restore it.

From these halcyon days however, there followed a series of events which unfortunately led to the demise of the Hall, and its abandonment in 1913. Lord Stafford in 1884 was declared a lunatic and while his successor was very generous and well liked, he had odd habits one of



The Street c1926



The Street c1900

which was an obsession about leaving the confines of the park. His death in 1913 led to the severance of the Jerningham family from Costessey after 400 years. The new owners, whose priority was for their estates in Staffordshire, saw Costessey Hall as a “white elephant” and decided to dispose of it.

The hall was occupied during the First World War, but thereafter the internal fittings and furnishings were sold and the estate was broken up. It proved difficult to sell the shell of the Hall itself, but finally it was sold to a firm of demolition contractors for £5000 in 1920.

All that remains of the Hall is the ruins of the Belfry Tower, clad in ivy and part of the golf course which opened in 1986..

But the legacy and heritage of the Costessey estate has survived throughout the parish. There are numerous buildings which were connected with the estate, or are built with the distinctive Costessey bricks. The Jerninghams gave the Catholic school and church to the village, while the division of the estate prompted the expansion of what is now New Costessey in the 1920s and 30s. The golf course has helped secure part of the landscape of the Hall, which was set out by the Rev. Norton Nicholls in the 18th century and acknowledged by Humphrey Repton, the great landscape designer in the early 1800s.



West End c1900



West End c1920

Photographs reproduced with permission of Mr. Brian Gage

There are other noteworthy features. The church is dedicated to St Edmund and is one of several churches in the parish. It dates from the 14th century, but with a number of alterations and works in the 19th century.

For some time there were two mills in the parish. One an impressive 5 storey brick and tiled structure, built in 1858, and was one of the largest mills in the county. It was sadly destroyed in a fire in 1924. Some remains survive. A post mill existed in Windmill Lane until 1902.

Although there have been some developments in Old Costessey, most of the growth in the parish in the 20th century occurred in New Costessey, especially after the Second World War, leading to the doubling of the population between 1931 and 1951 to nearly 5000. The latest figure places the population at over 10,000, making Costessey the second most populated parish in South Norfolk.

The location of the parish close to Norwich has made it an obvious choice for growth. A significant allocation was made possible after the cessation of the sand and gravel workings at Longwater leading to its subsequent redevelopment as Queen's Hills and the retail and business park. Dealing with growth in one large area has been in contrast to the incremental additions to the existing settlement which has historically been the pattern within the parish. There is no reason why future growth should not better reflect the historic character and appearance of the Conservation Areas which is outlined in this appraisal.

Character Assessment

Costessey and its Setting

The pattern of the parish is influenced by two rivers : the Wensum in the north and the Tud which forms a natural “boundary” between what is now Old and New Costessey. The earlier settlement follows the primary roads of West End and The Street as it mirrors the meandering route of the Wensum, before spreading up onto the higher wooded grounds to the south and east. New Costessey occupies the rising ground south of the Tud, up to the A47 which is, at least visually, the parish boundary. The wooded landscape south of the Tud survives in the western parts of New Costessey where Old and New meet in the grounds of the former Hall.



View over river meadows



Road to the mill



The Street



The Street



West End

Conservation Area Boundary

The Conservation Areas cover two sections of Old Costessey:

The Mill and The Street

The boundary at the mill centres on the former mill house and cottages to the north and Old Costessey House and gardens to the east. The road passes between them before it turns sharply westwards and then back on itself as it crosses the river and parish boundary.

The boundary continues from the mill to include St Edmund's Church and all the properties on the west side of the street up to number 51, extending up to the river and its meadows. On the east side the area includes numbers 50 to 144. It widens at the junction with The Croft to include the wooded area of the former lime workings.

West End

The Area includes only the nucleus of the street between numbers 48 and 74.

Form and Character

This is a summary of the character of the conservation areas. A more detailed analysis is given in Appendix 1.

The Mill

The landscape dominates here with the wide river meadows to the north and west, and the hedges and trees which contribute significantly to this attractive end of the village. It is physically separated from the rest of the village yet historically is very much part of it.

The Street

This section is a traditional historic street shaped by buildings and walls tight against the footpath, but softened and enhanced by trees and hedges especially at The Croft, and the rear gardens leading to the river. The subtle bends in the road creates an ever changing picture where buildings, walls and trees interplay to close or frame the views. The absence of footpaths adds to the appreciation of the buildings and spaces.

The character has been affected by modern buildings which have either replaced older buildings or have been inserted in the gaps. Many have not responded to the historic pattern or architectural treatment.

West End

This section contains a variety of buildings mostly set behind short front gardens largely showing the quality of Costessey bricks with some impressive architectural detailing.

Buildings

The buildings within all three parts of the conservation area are generally in domestic use, but with a great variety of scale and “status”. Appendix 6 includes 31 buildings in the area that are listed and 53 of “townscape value”, and these are shown on the maps in Appendix 2.

Building Materials

Roofs tend to be either red or black clay pantiles, steeply pitched, but there is slate to the church and on some of the Victorian buildings. Thatch survives on buildings but these are outside the area.

The presence and variety of chimneys makes a significant contribution to the character of the area and the quality of the roofscape.

Walls are brick and flint with the distinctive gault “Costessey whites” mostly along West End, a few are colour washed. Timber framing survives in a few of the older buildings invariably rendered and painted. There are several good brick and flint boundary walls with traditional coping bricks. Flint and stone adorn the church with weatherboarding to Church Barn. Particular mention should be made to the ornate brickwork on the houses on West End. Gable ends are a special feature of The Street with houses displaying an impressive variety and quality of craftsmanship. Metal railings are a characteristic of the area with examples of good iron gates and gate piers.

Walls and railings

Special mention should be made about the contribution of boundary walls and railings to the character and appearance of the conservation area. There are many instances where good brick or flint walls help shape and define spaces and views while many attractive iron railings survive through the areas. Every effort should be taken to retain these, restore them where possible and encourage their use in any new development.



The Street



The Street

Ground Surface Materials

These primarily tarmac, coloured in one section to denote the footpath, with concrete kerbs where they edge the footpaths. Modern street lights.

Street Furniture

There is little in the way of street furniture but there are some good examples of enclosing brick walls (St. Mary's House, Meadow View) and lengths of railings, especially in the West End where original Victorian iron railings survive. Modern infill buildings have not employed such sensitive and attractive materials.

A superb pair of iron gates and piers (listed) survives in The Street at the entrance to 'Glen View'.

Ground surface materials are primarily tarmac, coloured in one section to denote the footpath, with concrete kerbs where they edge the footpaths. Modern street lights.

Open Spaces, Trees, Hedges and Views

The presence of trees and indigenous hedges is a vital element in contributing to the overall character of the conservation area. Their location is marked on the Natural Character map in Appendix 2.

The character of the area is particularly enhanced by hedges and trees which shape the streets and enclose the spaces. The trees on the higher ground to the east provide an attractive back drop. The Croft, a former lime works, makes a great contribution with the changes in level, the trees and the space itself, although it has been "domesticated" and a variety of buildings have been added in the space.

The trees and open spaces create an attractive natural backdrop to the dwellings on the west side of The Street. Views from the river and meadows are shaped by the trees which mark the edge of the settlement and contribute to the setting of the area.

The mill is dominated by trees and hedges where the interplay with the water and views of the meadows adds an extra dimension. The views back to the higher ground of the village from this area are largely obscured by the planting, but there are good views both to the east and west past Church farm.

Developments

The expansion of New Costessey has, to a large extent, reduced the impact of development on Old Costessey, so that the qualities of the conservation area can still be appreciated. Nevertheless, a preamble through Ernest Gage's excellent book (see references) and illustrations, shows how much has changed. (see photographs on page 5)

Some of the sites where older buildings had been demolished, and many of the previously vacant plots along The Street and near the West End have now been developed. Unfortunately the design and layout of new buildings rarely reflect the original character of the village and in particular, fail to carry through the tightly knit form of The Street. Many new houses are set well back and have relatively open frontages with a poor degree of enclosure. Regrettably, most of the new houses do not make a positive contribution to the character of the area. The new house at the rear of number 109 The Street is an interesting departure from this trend.

In addition to modern developments there has been a degree of unsympathetic repair, restoration, improvement or conversion of the historic buildings in the area. Most noticeable is the use of inappropriate windows and doors, features which can have a very detrimental effect on historic buildings.

There is a real danger that the character of the area may gradually be eroded through the increasing use of standard modern details, whether by private owners, statutory bodies or local authorities. The use of dwarf concrete walls or fences has affected the close knit character of The Street in several places. Along West End some of the treatments to front boundaries are not in character with the particular style of the houses they serve. The traffic calming measures: widening and kerbing of part of The Street and creating pinch points, with associated signage, has an unfortunate visual impact, albeit a necessary one.

The opportunities for further new building within the conservation area, are limited. Future development is therefore likely to focus upon extension, conversion and enhancement of the existing buildings, but any opportunities that arise should take much greater account of the form and character as outlined in this appraisal.

Problems and Opportunities

The policies referred in Appendix 4 are limited to those areas where the Council can have a influence, either by its own actions, or by using its legislative powers to guide the actions of others. However, while acknowledging these limitations, this appraisal also identifies other issues outside its control, in the hope that those responsible, either individuals or organisations, might be encouraged to act in a positive way.

The frequency of relatively heavy traffic through the conservation area has always been a major problem and detracts considerably from the quality of the townscape and architecture. The need for residents to commute to Norwich, or the habit of others using Costessey as a short cut either to the business park or to and from the A47, has increased the level and impact of through traffic.

The Street, in particular, can be dangerous for the pedestrian as it is scarcely wide enough in places for larger vehicles to pass. Various measures have been carried out, with some success, which help control the speed of the traffic but perhaps not the flow. The absence of alternative parking for owners of historic houses has led to their converting their front gardens.

Changes to the Character of the Conservation Area

The special character of conservation areas can easily be eroded by seemingly minor, well-intentioned home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and wood effect UPVC instead of painted timber). This is a particular issue with unlisted buildings. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, local authorities are empowered to relax that requirement when considering the restoration or conversion of listed buildings. Advice should be sought from the local planning department at an early stage.

Recommendations for Management Proposals

National Policies

The Council will follow the guidance in the National Planning Policy Framework, which outlines the Government's policies for Heritage Assets.

Local Plan

The Strategic Principles and Policies in the Joint Core Strategy and the South Norfolk Local Plan have implications for the historic fabric of the conservation area and provide the local framework for the future of Costessey.

Policies relating to the management of conservation areas and listed building have been included in the emerging Local Plan (Development Management Policies DPD). This gives appropriate advice to owners and developers and assists the effective determination of planning application.

Monitor the Conservation Area

The Local Authority has a duty, from time to time, to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas (Planning (listed Buildings and Conservation Areas) Act 1990).

Guidance and Advice

Monitor and update the information on South Norfolk Council's website (www.south-norfolk.gov.uk) regarding advice for owners/residents on:

- The implications of conservation area designation
- Article 4 and Article 4(2) directions
- On appropriate maintenance, repairs and alterations to buildings to preserve and enhance the character and appearance of the conservation area.
- On sustainable development and construction (in line with the Council's policies) taking into account the need to maintain the distinct character and appearance of the area, and include



Traffic on The Street



The Mill



Church Farm Barn



Railing at The Mill

on the council's website. Information is available in the South Norfolk Council's Place-making Guide.

- Publish Supplementary Planning Document: Development in the Historic Environment.

Specific Enhancement Proposals

Traffic

The management of through and local traffic, and the effect of existing measures should be assessed, and further discussions held with the Highway Authority and Town Council as appropriate.

Wirescape and Street Lights

The presence of overhead wires and cables is visually intrusive in parts of The Street and West End. Opportunities should be taken as and when they arise to improve this situation. Encouragement should be given to the replacement of the modern street lights with more sympathetic versions.

Landscape

- There are various ways in which the existing landscape of all three parts of the conservation area can be enhanced. Thoughtful hedge and tree planting almost always has a positive outcome.
- The area of land west of mill house is at present rather untidy and could also be improved. Provision could be made for car parking, perhaps suitable street furniture, a more durable flooring material, and possibly provision for disabled users.
- Encouragement should be given to owners to re-establish front boundaries using walls, railings or hedges.
- Although the character of the conservation area is influenced by the river, there is little public access to it. Any opportunities to improve this relationship should be pursued.

Condition of Buildings/sites

The condition of Church Barn is a cause for concern and may be at risk, and further investigations should be undertaken as to the problems and scope for reuse. Some of the



Mill House



Mill cottages and outbuilding



Mill House

agricultural buildings at Mill Cottages also appear to be in a poor state of repair. The remains of the Mill appear to need attention. The former walls and railings north of By the Mill have decayed.

Proposed Conservation Area Boundary

The Conservation Area Boundary has been altered (see page 6 and 7).

The previous appraisal promoted the assessment of a further conservation area centred on the remains of the Hall and Park House.

While the importance of Costessey hall to the parish is undeniable, it is felt that there would be no benefit to designating an area here. The significant buildings are listed while the remains of the landscape are “protected” to some degree by contributing to the golf course.



Appendix 1

Townscape and Buildings

The Mill

The loss of the Mill in 1924 significantly altered the nature of this area. While it was active the Mill was the focus and reason for the working community which established here and most of the buildings that remain today were in some way associated with the Mill. While the activities have changed, the approach to the area from the street has survived.

The road is still framed by the low brick or flint walls and railings, although those on the west side are in poor condition, with hedges and trees growing above and over the road creating a very pleasant leafy rural atmosphere.

The dominance of the trees and hedges is a key factor here. They make a positive contribution in their own right, with the buildings nestling among them.

Old Costessey House, with its Costessey White bricks, emerges from the trees from its elevated position. The Mill House is partially hidden behind the road side wall of the former Mill, while the cottages and farm buildings to the north are seen in the backdrop along a private road. None of these buildings are listed but they are all of “townscape value”.

At the turn of the road, the character change as the open river meadow of the Wensum valley comes into view and spreads to the north and west. The meandering of the road here adds to the interest and “sense of place”. More should be made of this setting if possible to make it more welcoming to the visitor.

In the previous conservation area appraisal, it was suggested that the area could be extended to include the church. This is recommended and a revised boundary is suggested on the map in Appendix 2.

The Street

The Street climbs gradually south to north to the Church of St Edmund with some subtle curves along its length. In the area, many of the older buildings and walls are set hard against the edge of the street, some facing it, others at right angles enjoying the southern aspect. In some stretches the street narrows with the buildings set very close on both sides. Elsewhere, the houses offer their attractive brick and flint gables to public view.

The variety of houses is an attraction: from the impressive St. Marys and Meadow View opposite, to modest single storey houses and outbuildings. It is unfortunate that none of the modern houses, which have been built in several sites along The Street, make a positive contribution to the character of the area.



St Edmunds Church



View across churchyard



The Street



The Street



The Croft

The rising land on the east side has a marked effect on the outlook from the street. Around the Croft, the space is adorned with trees which add a natural back cloth to the street, although in parts this has been eroded by the houses on Folgate Close. In other sections, the growth has been more considered with layers of buildings combining to create a lively townscape.

Although the river is a major feature in this part of Costessey, it is kept as a private view and is not seen from the street which is a pity as the contrast would have been a positive delight. Nevertheless, the presence of trees and other green spaces in the rear gardens leading to the river, do improve the setting of the Street : a more modest example to the impact of The Backs in Cambridge.

Where buildings are set back, walls or hedges were used to continue the street line. It is only where modern houses have been added, that this close knit character has not been maintained.

The church is an exceptional building, with a tree lined avenue adorning the main access, a good boundary wall, and prominent churchyard and memorials extending up to the road. To the north is Church barn, once part of a larger complex of farm buildings, and a significant building in the street with its two gables facing the church. It is listed grade 2, but looks sadly neglected. The farmhouse is a 20th century replacement to the north in a similar position to its predecessor. Beyond the house good views can be enjoyed of the surrounding landscape to the east and west. Opposite the church are a collection of modern buildings of no great importance, but also an historic group 140 to 144, which is set further back.

The junction with the Croft is particularly well defined with Roes Corner a very dominant element with number 79 closing the view down from the Croft. Opposite the trees of West Hill try to hide an impressive house set on the higher ground.

The Street has a variety of good quality brick and flint walls, some quite high, with railings and a pair of elaborate cast-iron gates to number 113. The use of railings on low brick walls is a common boundary treatment in all three conservation areas.

West End

This part of the conservation area comprises a tightly knit group of historic buildings on both sides of the street. While the former Red Lion dates from the 17th century, most of the other buildings in the area were built in the latter half of the 19th century, when even the Red Lion and the former Falcon to the west were refaced to match. Prior to this time, there would only have been a scattering of buildings along the street, so the construction of these houses close together in the space of some 20 years, would have had a noticeable impact. Expansion since has drawn them into the continuous built form that is now West End.

The land to the south rises towards the Costessey Golf Course with groups of trees and hedges forming an important feature on the roadside.

The quality and detail of these houses attracts the attention. The ornate chimneys; the crisp parapet gables and brick dentil courses under the gutters; the traditional doors and windows, often with decorative mouldings above and the carefully carved date stones and other panels. All these reflect the heyday of the Costessey brickworks and the skill of the brick makers, and create a very distinctive environment. It is a testament to the succession of owners that these details have survived.



West End



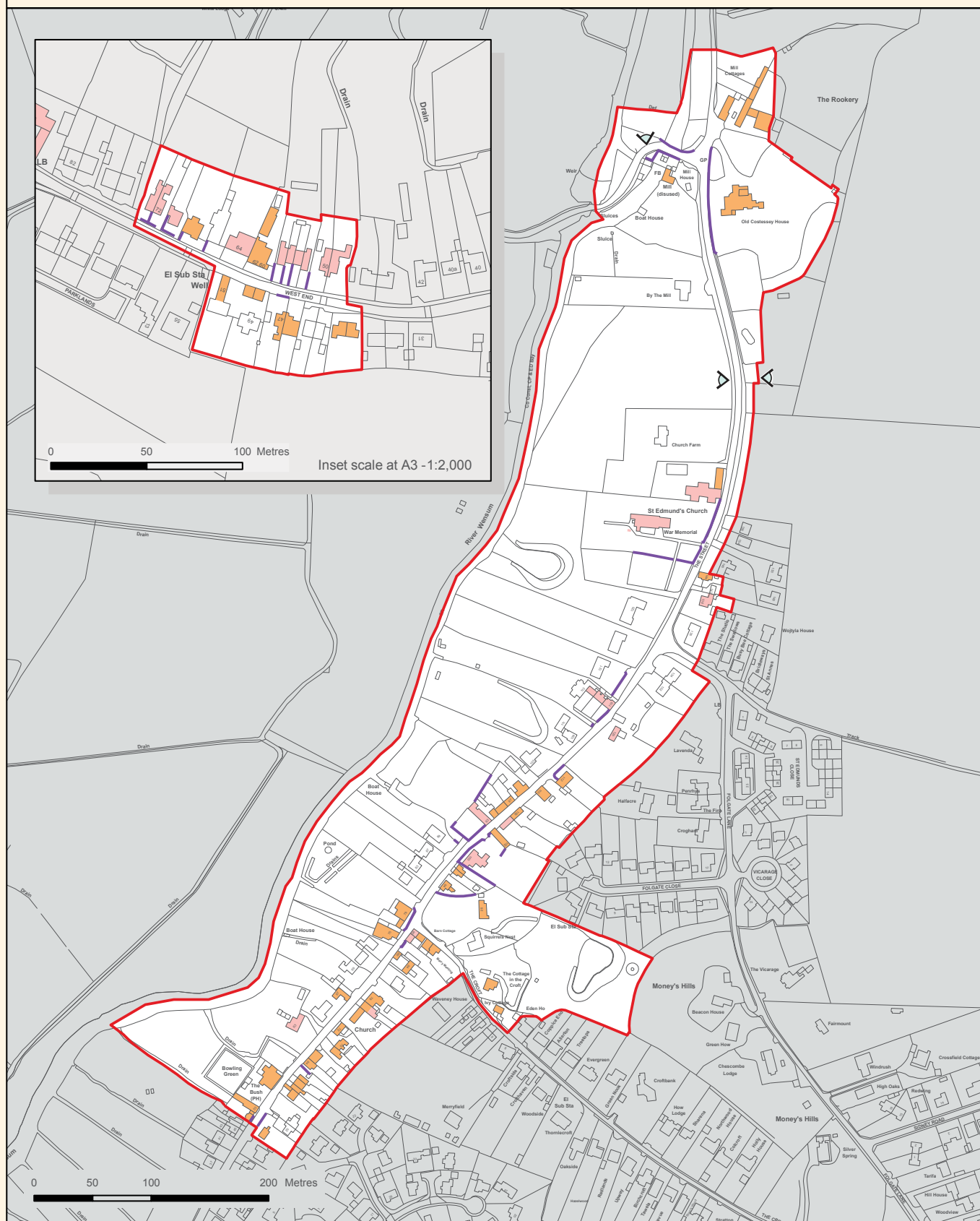
West End



West End

Appendix 2

Old Costessey Conservation Area



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Key

Conservation Area

Listed buildings

Buildings of townscape significance

Walls and railings of townscape significance

Key views



Scale at A3 - 1:3,250
Date: May 2015

Appendix 3

Conservation Areas

The majority of conservation areas are historic settlements and often include a number of buildings which are designated as 'Listed Buildings', in recognition of their individual architectural or historic value. However, the character of conservation areas depends on much more than the quality of individual buildings. They take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, use of materials and street furniture.

Within the conservation area;

- Buildings and other structures are protected from substantial demolition
- Works to trees are controlled by giving the local authority six weeks to consider whether a Tree Preservation Order (TPO) should be made
- Some minor developments (such as stone cladding, the positioning of satellite dishes and dormer windows), which do not require consent outside conservation areas may require consent within the designated area
- Special attention must be paid to the desirability of preserving or enhancing the special character of the conservation area throughout the planning process
- Enhancement schemes are the subject of public debate
- Reviews take place from time to time.

Appendix 4

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, proposals for the preservation or enhancement and the 'management' of conservation areas can be best achieved when there is a sound understanding of the special interest of the conservation area.

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

The new NPPF replaces all the previous Planning Policy Statements. Section 12, paragraphs 126 to 141 cover: "Conserving and enhancing the historic environment".

2. Joint Core Strategy - Policy 2: Promoting good design

3. Saved Policies of the South Norfolk Local Plan

IMP2	Landscaping
IMP3	Protection of Important Spaces
IMP4	Important frontages
IMP5	Streetscape
IMP6	Visual impact of parked cars
IMP11	Demolition of Listed Buildings

IMP12	Redevelopment following demolition of Listed Buildings
IMP13	Alteration of Listed Buildings
IMP14	Buildings at Risk
IMP15	Setting of Listed Buildings
IMP16	Demolition in Conservation areas
IMP17	Alterations and extensions in Conservation areas
IMP18	Development in Conservation areas
IMP19	Advertisements
IMP20	Shopfronts
IMP21	Illuminated advertisements
IMP22	Corporate signs
IMP 23	Control of advertisements in the open countryside
IMP 24	Illuminated advertisements in the open countryside
IMP 25	Outdoor lighting

4. South Norfolk Local Plan

South Norfolk Council is currently reviewing and revising local policies, in the development policies DPD which will be part of the new Local Plan (LP). In the meantime the more specific local policies included in the Saved Policies of the South Norfolk Local Plan (1998) are still relevant.

Appendix 5 Archaeology

The Norfolk Museums and Archaeology Service compile records of all areas of known archaeological activity, sites, funds, crop marks, earthworks, industrial remains, defensive structures and historic buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER).

The NHER for the conservation area in Costessey has 307 entries. Some of these entries are buildings or other structures above ground, which are statutorily listed, although some of the NHER entries contain more detailed information about the buildings. Many are 'find spots' where a record is kept of anything of interest that is found during building works or other excavations.

Appendix 6(i) Listed Buildings In Old Costessey Conservation Area

The Street : 63 (Riverside House), 93 (St. Marys) including garden wall, gate and gate piers, Gate piers to 113, 115, 117 and 119, Church of St Edmund, (grade 1), Tombstone 10 yards south of tower, Church farm barn, 80, 88, 100, 104, 120 (Trinity Cottage), 138, 140 and 142.

West End : 50 (and Ash Cottage), 52, 54, 56 and 58, 64 (Red Lion Cottage), 70, 72 and 74.

Appendix 6(ii)

Unlisted Buildings of “Townscape significance”

The Mill

Mill House, boundary wall to Mill House, flank walls to bridge, Mill Cottages, Coach house and adjoining stables, adjacent barn and associated outbuildings. Old Costessey House.

The Street

Farm building attached to Church barn, walls to St. Edmunds churchyard, 144, boundary walls to north and south of 119, 112 and railing, 110, 106, 102 and front wall, 95-99, 94-98, 92 (West Hill), 84 and 86, 79 and 79a, 75. Merry meeting and barn cottage and boundary wall, Ivy cottage and The cottage in the Croft.

Nos. 74-78, 70 and 72, 67 and boundary wall, 64 and 66, 56-62, Bush Ph, and 51 and 53 (Little Something), no. 50 and front railings..

West End

Nos 37, 39, 45 & 47, 51 and 53, 60/62 and building to the north, and 68.

Appendix 7

Sources and References

Costessey “A look into the Past “ Ernest G Gage
1992 ISBN 0 9542113 0 8

I am grateful to Mr Brian Gage for permission to use the photographs on page 5.

South Norfolk Council Place Making Guide
English Heritage Guidance on Conservation Area appraisals 2006
And Guidance on the Management of Conservation Areas 2006

Norwich City Council for mapping services
Norfolk Mills and their permission to use the photograph of Costessey Mill on page 4.

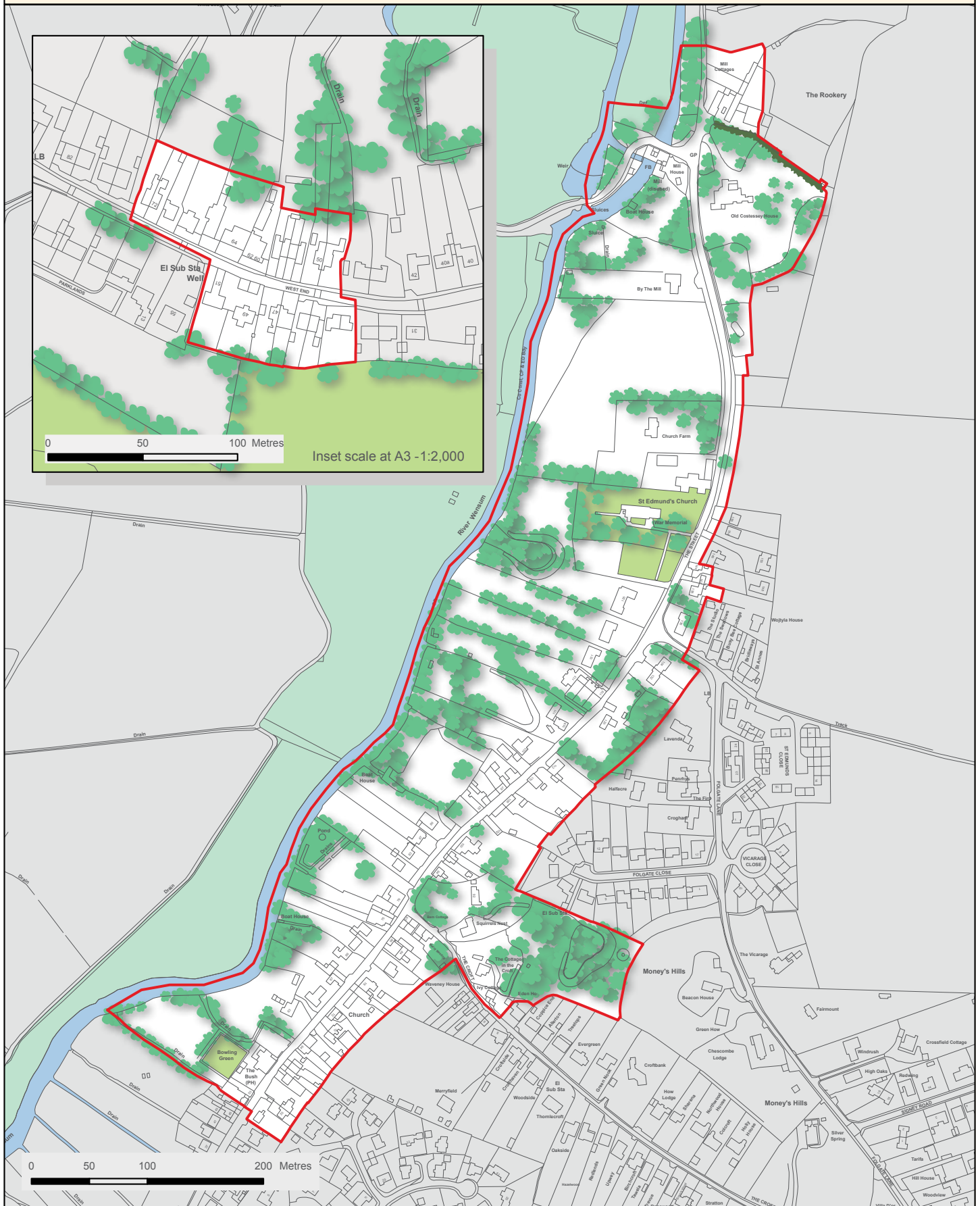
Appendix 8

Contacts

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www.norfolk.gov.uk/Environment/Historic_environment/

Old Costessey Conservation Area - Natural Character



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Key

- Conservation Area
- River
- Open Space



Trees



Hedges



Water Meadow



Scale at A3 - 1:3,250
Date: May 2015

