



Dickleburgh

Conservation Area Character Appraisal and Management Guidelines

December 2017



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Introduction

The historic settlement of Dickleburgh grew along what was the Pye Roman Road and later became the Norwich to Ipswich turnpike. This accounts for the straightness of Ipswich Road and The Street, and the prevailing historic linear settlement pattern (Norwich Road slightly deviated to the west of the Roman Road line). Since the construction of the bypass in the 1990s the overall character of the village has changed with significant expansion to the east, and this is where the school and the village hall are now located.

The most imposing building in the village remains the medieval church and it stands out as a striking landmark. Apart from The Gables and the former Baptist Church, it is the historic grouping of relatively humble cottages and smaller houses along The Street and Norwich Road that mainly forms the character of the area. The tight clustering of properties along The Street to the South of the church are also of interest because of their unusual window arrangements, an indication of former commercial uses.



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. Dickleburgh conservation area was originally designated in November 1975. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework, Planning Practice Guidance and the Neighbourhood Plan (under preparation at time of appraisal adoption).

Key Characteristics

- Historic linear village established along the former Pye Roman Road and Norwich to Ipswich turnpike.
- Important medieval church - a landmark for the village
- Tight concentration of historic buildings along Norwich Road and The Street, many of the latter showing signs of former commercial activity.
- Modern expansion and development to east
- Visual connections through graveyard to open countryside.

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

The village was first established along what was the main Roman Road from Camulodunum (Colchester) to Venta Icenorum (Caistor, just south of Norwich) and consequently there have been a number of Roman finds. The word 'Burgh' is an Anglo-Saxon word for a fortified settlement, so 'Dickleburgh' could mean 'the burgh of Dice', suggesting that the settlement may have been fortified during the Saxon period.

In the Domesday survey of 1086 there were two villages listed within the parish: 'Diccleburgh' and 'Semere'. Land in both villages was given to the Abbey of Bury St.. Edmunds to provide a manorial holding supporting two churches in each village. There was also the capital manor of Dickleburgh, which belonged to the Dukes of Norfolk from the thirteenth to the sixteenth century, and three further small manors in Semere.

In 1483 land to the west of the church was put in trust for the village and has remained Town Land to this day. This remains an important open space and area of natural character, maintaining a visual connection between the church and churchyard, the centre of the village and open countryside to the west. In the C16 a guildhall, or town house, was built on this land, and later the former village school, as well as the more modern scout hut.

In 1810 Henry Kett left £500 for a Lancasterian School for the poor with the school room, which survives behind the church, costing £100 in 1815. The Lancasterian system had a reputation for being very strict with harsh discipline even at a time when the majority of schools had tough discipline by modern standards. C19 non-conformity was represented in the village by the Baptist Chapel on Burston Road, dating from the mid C19, and a Primitive Methodist Chapel, which is known to have existed in 1864.

During the C19 agriculture would still have been the main source of employment in the parish although the Whites directory of 1845 lists various other occupations included a poulterer, saddler, bricklayer, glove & watchmaker, wheelwright, blacksmith, tailor, joiner, schoolmaster, corn miller and seed merchant, several boot and shoe makers, bakers, butchers and several



The Street, late C19



Norwich Road C19 showing the Kings Head rendered



Rectory Road C19

farmers. Coaches and carriers also passed through the village daily going from Norwich to Ipswich & London. Many trades would have likely been found in the buildings along The Street.

For many years the flour mill on Rectory Road was also a significant employer in the village and the mill buildings dominated the corner of The Street and Rectory Road. It was one of the first mills in Norfolk to have a beam engine installed. The Mill finally closed in 1988 with the mill buildings demolished and replaced with modern housing in a traditional style. The addition of the small village green is an attractive enhancement and has created a focal point for the village, complementing the setting of the church.

During the mid to late C20 increasing traffic along the A140 began to have a detrimental impact on the character of the village, also leading to the demolition of historic properties with new development being set further back from the road. The construction of the bypass allowed the village to regain a more tranquil rural character. Although the settlement has since grown in size physically, the population remains around 1000.

Character Assessment

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

Dickleburgh and its setting

Dickleburgh is situated on a slight plateau between the valleys of the Waveney and the Tas on the A140 road from Norwich to Ipswich, some five kilometres north of the crossing of the Waveney at Scole. Although there has been significant housing development to the east, the historic part of the village, and the church in particular, are still connected to the surrounding open countryside with open views to the west.

To the south there is a strong linear approach to the village along Ipswich Road, and it is also important to note the historic detachment and separation from the village of the C18 Dickleburgh House, now known as the Manor House, Manor Barns and the C17 Manor Farmhouse. There are also good views along Burston Road and Harvey Lane with hedgerows and trees maintaining a more rural character.

To the north there is the historic landscape of Dickleburgh Moor, a historic glacial reservoir, now a flat marshy plateau of nature conservation interest. There is some dispersed settlement along Norwich Road to the west of the Moor, but this remains separated from the village and is referred to as 'Dickleburgh Moor.' Views towards this area are more limited from the conservation area, except to the side of the Gables on Rectory Road.

Dickleburgh also sits within the wider Scole-Dickleburgh field system, characterised by a regular system of field boundaries and roads running north of the Rivery Waveney. North-South tracks probably developed due to seasonal movement of cattle and sheep from the summer grazing in the river valley to the drier grazing in the plateau in winter.

Conservation Area Boundary

The original boundary designated in 1975 is now out of date due to the significant new development taking place on the East side of the village, some of which has been within the existing conservation area boundary. Development has generally been sympathetic to the character of the village in terms of the size and scale of housing and the use of locally distinctive materials, however it is proposed to reduce the size of the conservation area so that it is more focused on the historic part of the village to the west.

Street Patterns and historic grain

The historic grain generally follows a linear development pattern along the main north-south thoroughfare with a handful of historic properties along Rectory Road, Burston Road and Harvey Lane with some interspersed modern development. Along The Street there is a strong contrast between the more spacious churchyard setting of the church and village green at the centre of the village and tight back of the pavement development to the north and south. Where there are gaps in the south section of The Street these provide access to rear yards and outbuildings, some of which have now been converted to residential use. There are important views looking west across the churchyard, particularly from the village green and Rectory Road junction, towards the rural landscape beyond. Consequently, there are views from the open countryside back towards the church tower.

The grain of development slightly 'loosens up' further from the centre to the north along Norwich Road with a more varied building line and looser arrangement of buildings. There is also a more spacious grain with more modern development along Burston Road and Harvey Lane which allows landscaping to dominate, which in turn makes these lanes feel more like rural lanes in character.

Perambulation

All Saints church is the most significant building in the settlement, and is the principal landmark, with the new green becoming a village focal point. The majority of dwellings can be described as modest cottages, and use materials which are typical for this part of South Norfolk. They have a relatively simple vernacular character and appearance, being rendered timber framed cottages or early C19 red brick cottages. Group value is important as the houses are viewed together in the streetscene.

It is noticeable that there is an absence of larger C18 and C19 houses and landscaped grounds, which would have normally been associated with the local gentry, the only exception being The Gables on Rectory Road. The principal Georgian house, Dickleburgh House, is physically detached from the village to the south and is outside the conservation area, and the former Rectory (now demolished) was some distance outside the village along Rectory Road.

Rectory Road

Along Rectory Road The Gables is the house in the village with most architectural pretension, and is a good example of mid C19 gothic. It is perhaps easy to mistake the house for a rectory, but the rectory was in fact some distance further along the road and is now demolished (it is now developed with the close called Merlewood.) The Gables is also unusual in the village being constructed in a white gault brick with elaborate gothic decoration, with mullion and transomed windows and steep slate roof. The neighbouring house to the west has the same white brick street front, but simpler side windows, side rendering and orange/red pantiles, a tell-tale sign that the datestone of 1876 relates to a remodelling and addition of the street façade rather than the original date of the building which is earlier.



C19 gothic - The Gables

Moving west towards the village centre there is an unusual C19 rendered terrace with the roof hidden by a parapet, historic C19 photos however show that this terrace was originally brick faced and the render was a later addition. The following houses are also rendered, but with black pantiled roof, and wide 9 light casement windows, and are a little earlier in date. The pair of cottages are listed, but the west end cottage is a more modern extension. The railings to the front are of note, but are not original, as the historic photo shows a timber fence to the front of the cottages. This is an attractive grouping of rendered cottages – and care needs to be taken to maintain some consistency with the palette of colours.



Pastel painted terrace cottages along Rectory Road

The following building with its parking forecourt, which used to be the surgery, sits rather incongruously in the streetscene, being small in scale and set back from the road. This building is followed by an attractive traditional low flint boundary wall before reaching the rendered side elevation of the shop. The former Mill works were on the south side of the Road and have been replaced with late C20 traditional style housing, which fits well into the streetscene.

Norwich Road

Moving to the north end of the village, Norwich Road has a more varied mix of red brick and rendered properties with less consistency in the building line. On the east side the Brickmakers and Ivy Cottage have attractive rich red brickwork and a low front garden wall, followed by a group of modern brick detached houses incongruously set back from the road with parking forecourts and a layby. The simple rendered West View and Shape Cottage, a prominent end on gable with steep pitch indicating a former thatch roof and more interesting interior which is C17 or earlier. Historic photos show that the gable end once had a very attractive Georgian multi paned bay window. The Thatched Cottages which follow are a vernacular grouping in the village. At the junction the village shop is set back from the road and is an opportunity to enhance this area as a forecourt and public space.



Brickmakers & Ivy Cottage



Rose Cottage, Norwich Road

On the west side Mount Pleasant is a simple symmetrical early C19 detached house set back from the road with Georgian sashes and decorative C19 bargeboards. This is followed by a new house which has successfully used traditional form and materials to blend harmoniously into the streetscene, before reaching the attractively proportioned and double fronted early C19 Rose Cottage, with its low pitch slate roof, plastered lintels and

Georgian sash windows. The following Red House has its building line directly onto the back of the pavement and is later C19 with a good brick carriage arch, but rather more utilitarian soldier courses to the windows, and replacement uPVC windows. At this point note the attractive flint wall and a C19 milestone marking 17 miles to Norwich and 17 Miles to Ipswich. Then Milestone Cottage, a rendered listed early C19 semi with sash windows, black pantiled roof, and raised and fielded 6 panel doors.

To the north of the church is the mock timber framing of Kings House, which is the former Kings Head Inn. Although the exterior timber framing is a sham, internally the house is actually timber framed and dates from the C17. From historic photos the mock timber framing could have been applied as late as the early C20. The stack is an original C17 element with four octagonal shafts, and this is quite a feature in views around this part of the conservation area.

The Street

The Grade I church of All Saints is architecturally and historically by far the most outstanding building in the village. Like many Norfolk churches, most of the church dates from C15 rebuilding works, but the tower is earlier C14. The C15 church porch is a striking feature of note with its fine flushwork. Internally, the most significant feature is the survival of the carved dado of the former C15 Rood Screen, which has various medieval depictions of figures and animals, including a monk playing pipes and a dog catching a rabbit.

The churchyard is a key space in the village and there are important views west through the landscaped graveyard and towards open countryside and tree beyond. Behind the church to the south west and just glimpsed from The Street is the hidden gem of the grade II listed former school house, earlier than most schools having been built in 1812 and extended in 1842. It has ornate c19 bargeboards – one added on each date. The path to the south is also bordered by an attractive high flint wall and there are Victorian cast iron gate posts and railings of note.

The Street passes by the war memorial to the west with the low red brick wall providing an important boundary (the wall formerly had railings). The more modern traditionally styled housing with the green complement the setting to the east. The group of new houses around the green provide an attractive element of townscape together with the village green. The first historic building on the east side is no1 The Street. Unfortunately, it does have more modern windows and door.



Former Kings Head Inn
with C17 stack



C15 flushwork porch to church



Former school

Both sides of The Street are then characterised by simple rendered cottages set to the back of the pavement and with timber casement windows. Of most note is the pleasing subtle mix of render colours, different coloured windows, red and black pantiles, and simple red brick chimney stacks. There is also evidence along The Street of the former commercial activity in the different window arrangement at ground floor level. Many of the houses now have names relating to the former trades. The pub has an interesting splayed corner to make it easier for horses to pass through to the yard at the rear. The old butchers shop retains its shuttered shopfront sash windows with pargetting animals below. Pavement House further along the street stands out as an attractive c1800 house slightly set back from the building line with unusually wide 5x10 pane sash windows at ground floor – perhaps also an indication that these were used in some capacity for trading or as a ‘shop window’? On the West side the larger windows belong to the former Forge, and commercial outbuildings in the yard to the rear have been sensitively converted.



The Old Butchers Shop



Pavement House



Converted outbuilding in yard off west side of The Street

Burston Road

Turning into Burston Road, on both corners properties are rendered with modern casements. These are earlier C17 properties and on careful inspection you can identify elements of earlier timber framing in the elevation of the cottage on the south corner. The cottage was a former home for waifs and strays. To the right is a small Victorian corrugated metal reading room – very likely to have been manufactured locally by Boulton and Paul of Norwich. On the left is an attractive early to mid C19 house with sash windows, a tall stack, and bargeboards.



Rose Cottage, Burston Road

The lane is then mainly characterised by modern development, which is set back from the road behind attractive landscape frontages, and this helps to create a very 'leafy' rural character to this part of the village, in strong contrast to the tight frontage along The Street previously described. On the north side of the lane there are good glimpsed views across the allotments towards the church tower.

A little further along the lane and hidden in street views is the finely proportioned and architecturally balanced early C19 congregational chapel, designed in the classical manner. In the distance it is possible to glimpse an early C19 farmhouse outside the village – now severed from it by the bypass.

Ipswich Road

Apart from the corner of Burston Road and Harvey Lane, Ipswich Road provides a spacious entrance point to the village with modern housing set back to either side and the former garage/coach depot on the west side. The orange pantile roof of East Bank and Yew Tree cottage is of prominence in views. There is an opportunity to enhance the approach and entrance to the village from the south, tightening the road to reduce vehicle speeds and to create more of a 'village gateway.'

Harvey Lane

Moving to the east, Harvey Lane initially has some red brick c1800 cottages, followed by modern development on the north side, and then beyond the access to the cul-de-sac, the listed Oak Cottage. At the rear the cul-de-sac has been developed with traditionally influenced modern houses with a traditional palette of materials. On the south side Harvey Lodge and Ivy Cottage are hidden in views from the lane, although the latter's coach house is in a prominent position directly abutting the road. Trees and the hedgerows on the south side help to define the more rural character of the lane. The oak has a particularly imposing presence in views.



Glimpsed views towards church tower from Burston Road



Former Baptist Church



Views along Harvey Lane

Traditional Materials & Architectural Details

Buildings within the village are mainly either rendered or red brick - the white brick of The Gables and the front of the neighbouring building on Rectory Road are more of an exception. There is scope to have some variety in the colour for the rendered properties, but it is suggested these stay muted pastels rather than more striking colours, as they are very much read as part of a wider group. Roofs are mostly red/orange pantiles or black glazed pantiles, with some slate on the lower pitched C19 roofs. Although thatch may have been historically quite common, especially where there were steeper pitched roofs, it now only remains on Thatched Cottages.

The older domestic properties in the village tend to be rendered and have casement windows, with later red brick properties having more 'ordered' street frontages and Georgian multi paned sash windows. Some of the brick properties may hide earlier interiors. Sash windows within brick fronted properties are painted cream/off white. With casement windows in rendered properties there is scope to have different window colours, and these can, if well chosen, provide a pleasing contrast with the colour of the render, as is the case with The Old Butchers Shop on The Street. Where original cast iron casement opening windows survive it is important to repair or replace these on a like for like basis as original period features.

Historically, photos show that drip mouldings were a C19 historic detail above windows along The Street, but now only a handful of properties have this detail.

Plaster/reconstituted stone lintels are also quite a characteristic of the village – imitating stonework. In some cases this might have been applied at a later date rather than being an original feature of cottages, and could be because softer orange/red brick, which could be more easily shaped, was used for lintels, and this spalled quite quickly. Ivy Cottage on Norwich Road is indicative of this alteration – with the side windows having imitation stone plaster lintels whereas the front elevation retains finely gauged brick work. There are some decorative C19 bargeboards – most impressively on The Gables and the Old School rooms, but the majority of bargeboards are quite plain.



Traditional clay pantiles and thatch



Pastel colours along The Street



Bargeboard to gable end of Mount Pleasant on Norwich Road.

Natural Character and open spaces

Of most significant is the churchyard which provides the setting for the church, and within which there are some fine tree specimens, including a large sequoia. The landscaping is likely to date from the late C18/C19. The numerous gravestones are a feature, with many smaller footstones being placed in front of the main stones. This alteration was likely to have been made during the late C18/C19 when churchyards took on a more picturesque appearance and the grass was mowed by lawnmowers.

The fields to the west of the church contribute to its wider setting and create a connection through to the open countryside beyond. On the opposite side of The Street the relatively new village green reinforces the setting of the church and provides a key focal point and space at the centre of the village which it lacked before.

There are open spaces further to the east, but these are not of great significance in terms of landscape. To the south of the conservation area both Burston Road and Harvey Lane have important trees and hedgerows, and the narrowness of both lanes create a more rural character and appearance.



Large landscaped graveyard provides setting for church



Views along Harry Lane

Street Furniture, Walls and railing

The milestone between Red House and Milestone Cottage is a C19 milestone indicating 17 miles to Norwich and 17 miles to Ipswich.

The village signboard is on the green opposite, and shows the church, an indication of how important the church is as the principal building in the village.

The village war memorial has recently been listed as part of the centenary listings of WWI memorials and is situated in a very prominent position within the village directly in front of the east window of the church.



Norwich (17 miles) Ipswich (17 miles)
C19 mileston



The war memorial



Attractive flint wall on Rectory Road

There are some good simple, rural flint walls in the village, identified on the Streetscape map. The flint wall and railings to the south of the churchyard are of note. The red brick wall to the front of The Gables provides an attractive contrast to the white gault brick of the house.

Street surfaces are generally modern tarmac and pavement, although more rural gravel drives would be preferred along Burston Road and Harvey Lane. If the opportunity arises it might be beneficial to have a 'softer' lighter treatment for the road surface.

Conservation Management Guidelines

Highways

The Street has much improved since the bypass removed much of the traffic. However, because the street is relatively straight and wide in places, particularly the approach from the south along Ipswich Road, vehicles can achieve some speed during the day. Parked cars provide a form of 'traffic calming' during the evenings.

A gravel or 'rolled in' type surface could further enhance the character of the street and help to define the historic core and improve the setting of the setting of adjacent listed buildings. Pinch point treatments could be considered at either end of the Street/Norwich Road to mark the entrance to the village and create more of a 'gateway'. 20mph could be considered?

Wires

Telephone wires - there are some areas, for instance to the south of the village, where views are harmed by the proliferation of telephone wires.

Investigate moving wires underground – especially at south end of The Street.



Use different materials and street design to slow traffic and create 'village street'

Shop advertisements

The village shop is a key part of the village and it is important to have advertising, but too many adverts and A boards can look cluttered and harm the appearance of the village. It is however appreciated that they may also serve a purpose of stopping cars parking on the pavement.

Consider rationalising the number of A board and other paraphernalia and a more sympathetic way of demarking the area – such as timber bollards and/or cycle stands.



Rationalise signage and enhance forecourt area

Upgrading Windows and Doors

In some cases windows and doors have been replaced with different materials and/or different styles.

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 style should still remain the same. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past.



Opportunity to reinstate traditional window styles

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. Presently the colours work well together to give a sense of visual harmony in the village.

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



Attractive juxtaposition of render colours

Appendix 1 (i)

Listed Buildings in Dickleburgh Conservation Area

Norwich Road (west side)	Mount Pleasant, Rose Cottage, Milestone Cottage (pair of cottages), King's House (Former Inn)
Norwich Road (east side)	Ivy Cottage, Thimble Cottage & Shoemakers Cottage, West View, Shape Cottage, 1-4 Thatched Cottages
The Street (west side)	Church of all Saints (Grade I), War Memorial, Alandale House, Foxtrot, Barbridge Cottage, Bramley Cottage, The Forge, Haven House, Myrtle Cottage
The Street (east side)	2 Church View, The Old Bakery The Old Tea Rooms, Old Locksmiths Cottage, The Crown public house, Old Butchers Shop, The Old Harness, Pavement House, Avalon
Ipswich Road (west side)	East Bank & Yew Tree Cottage (entry from Burston Road)
Ipswich Road (east side)	The White House
Rectory Road (north side)	Nos. 13 & 15, Lee Cottage (No. 27), The Gables (29)
Harvey Lane (north side)	1, Oak Cottage
Harvey Lane (south side)	Ivy House

Appendix 1 (ii)

Unlisted Buildings in Dickleburgh Conservation Area which are of townscape significance

Norwich Road (west side)	Red House
Norwich Road (east side)	Chestnut House, Holmeview, Middle Cottage, Scole End Cottage.
The Street (east side)	Friars Corner, Mill House, Britespark, Stoneybroke, 1 Church view
Rectory Road (north side)	11, 17, 19, 21, 23, 25
Harvey Lane (south side)	Coach House to Ivy House
Burston Road (north side)	The Old Reading Rooms Former Baptist Chapel
Burston Road (south side)	Rose Cottage

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 15 November 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 1 July 2017 to 14 August 2017 (having been extended by two weeks.)

This included:

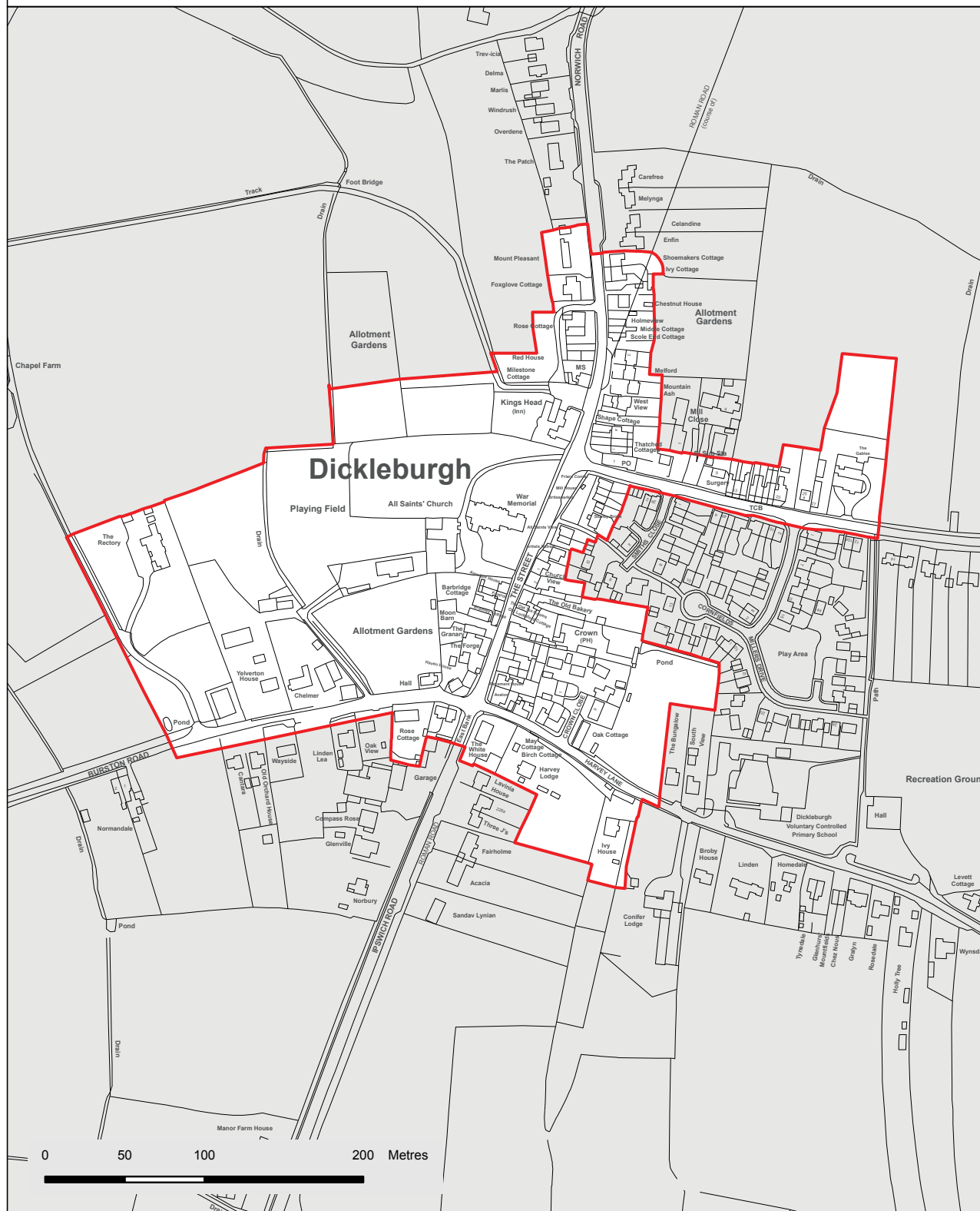
- A public exhibition held in church rooms on the evening Thursday 20th July from 5pm to 7pm, with an officer in attendance from 5:15pm to 7pm to answer any queries.
- Advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council's 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 10th July
- Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being taken out of 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 new boundary line was slightly altered to take out of the conservation area a block of three modern garages.

Appendix 3

Boundary Map

Dickleburgh Conservation Area



South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

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

Key

Conservation area boundary

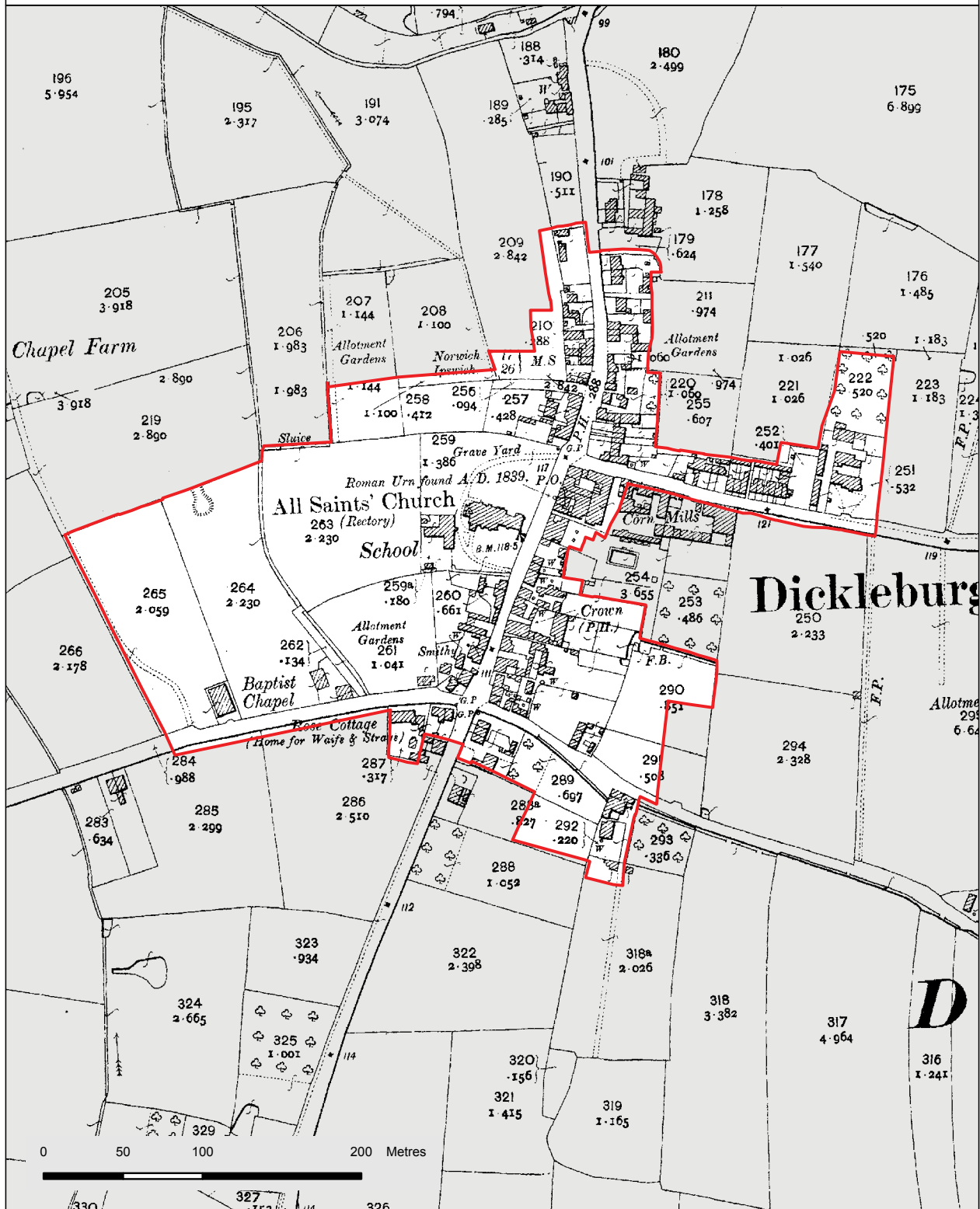


Scale at A3: 1:2,250
Date: Sept 2017

Appendix 4

Historic Map

Dickleburgh Conservation Area, Historic Map 1906 - 1914



South Norfolk Council
Cynet Court
Long Stratton
Norwich
NR15 2XE

Key

Conservation area boundary



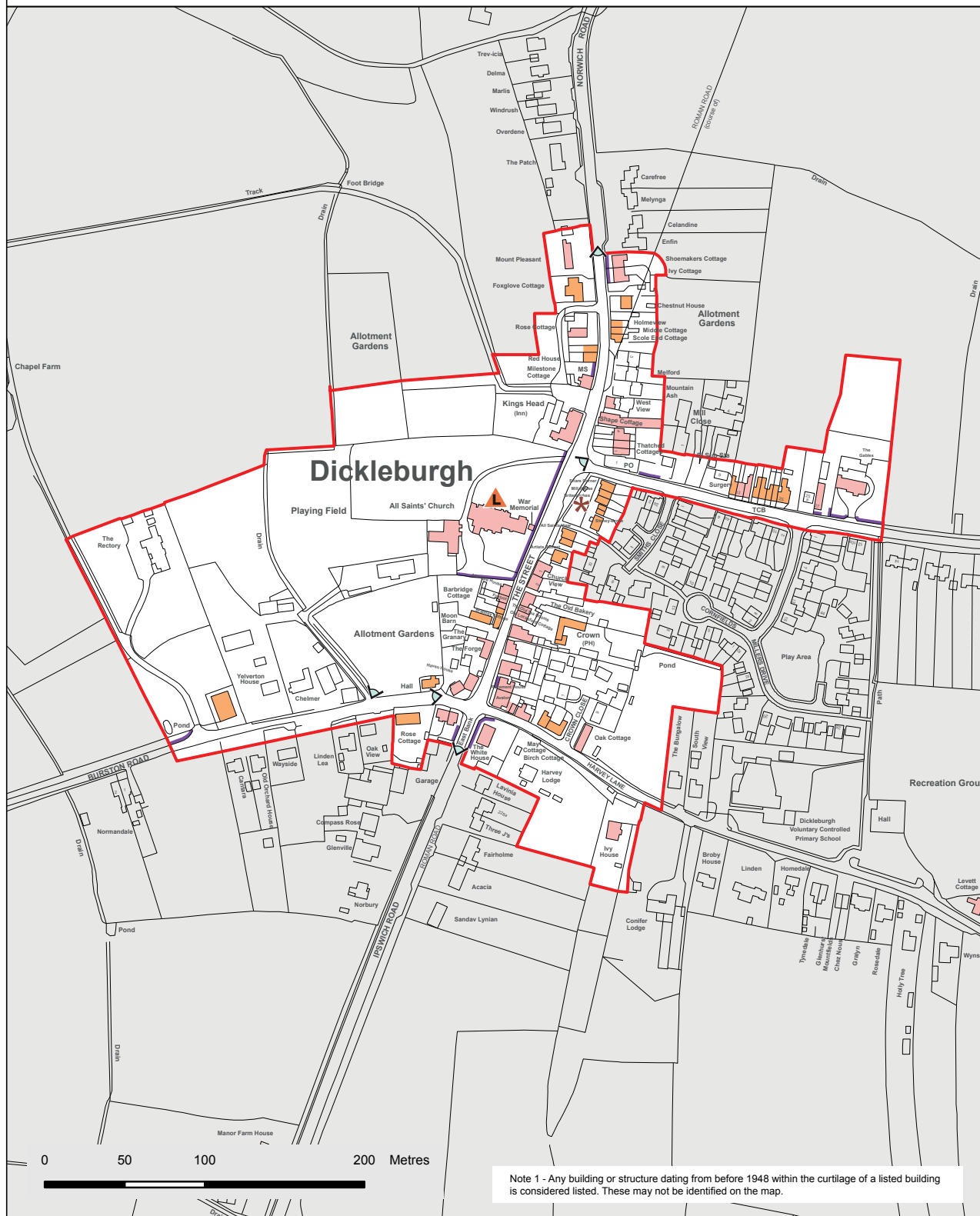
Scale at A3: 1:2,250
Date: Sept 2017

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Appendix 5

Streetscape

Dickleburgh Conservation Area - Streetscape



South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

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

Key

- Conservation area boundary
- Listed Buildings (see Note 1 above)
- Unlisted buildings of townscape significance

- Significant walls
- ▲ Landmark building
- ✱ Focal point
- Key Views



Scale at A3
1:2,250
Date: Sept 2017

Appendix 6

Natural Character

Dickleburgh Conservation Area - Natural Character



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

Key

Conservation area boundary

Open Space

Trees

Hedges



Scale at A3
 1:2,250
 Date: Sept 2017

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