



Ditchingham Dam Conservation Area Appraisal

Adopted

March 2013

Ditchingham Dam conservation area

1. Introduction

Why have Conservation Areas?

A review of policies relating to the historic environment carried out by English heritage on behalf of the Secretary of States for Culture Media and Sport and the Environment Transport and the Regions was published in December 2000 under the heading 'Power of Place'.

The Report which reflected views now held generally by the population at large, confirmed 5 main messages

- i Most people place a high value on the historic environment and think it right there should be public funding to preserve it.
- ii Because people care about their environment they want to be involved in decisions affecting it.
- iii The historic environment is seen by most people as a totality. They care about the whole of their environment.
- iv Everyone has a part to play caring for the historic environment. More will be achieved if we work together.
- v Everything rests in sound knowledge and understanding and takes account of the values people place on their surroundings.

In summary we must balance the need to care for the historic environment with the need for change. We need to understand the character of places and the significance people ascribe to them.

The concept of conservation areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance".

The importance of the 1967 Act was for the first time recognition was given to the architectural or historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

The duty of local planning authorities to designate conservation areas was embodied in the Town and Country Planning Act 1971, Section 277. Since then further legislation has sought to strengthen and protect these areas by reinforcing already established measures of planning control which is now consolidated in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Unlike listed buildings, which are selected on national standards, the designation of Conservation Areas in the main is carried out at District level based upon criteria of local distinctiveness and the historic interest of an area as a whole. However, in the past, the criteria adopted by different local authorities in determining what constitutes a special area have tended to vary widely. For example, although public opinion seems to be overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, what is familiar to many, may only be cherished by some.

Over the last 30 years this approach has changed significantly. Much greater emphasis is now placed on involving the local community in evaluating 'what makes an area special', whether it should be designated and where boundaries should be drawn.

It is now recognised that the historical combination of local architectural style and the use of indigenous materials within the wider local landscape creates what has been termed 'local distinctiveness'. Distinctiveness varies within the relatively restricted confines of individual counties, which in turn are distinct in terms of the country as a whole.

Conservation Area designation for settlements and wider areas which embody this local distinctiveness may afford them protection against development which bears no relation to the locality either in terms of the buildings within it or landscape surrounding it.

The historical development of such settlements and their surrounding landscape are the 'journals' through which the social and economic development of the locality can be traced. The pattern of agricultural and industrial progress of settlements (their social history) is by definition expressed in the architecture and landscape of any area.

It is not intended (nor would it be desirable) to use Conservation Area designation as a way of preventing or restricting development, the expansion of a settlement or preventing contemporary innovative design. Logically in the future new development should add to, rather than detract from the character of an area and will in turn help to chart historical development. However, all development should seek to preserve and enhance the character and appearance of the area.

2. Aims and objectives

The Ditchingham Dam conservation area was originally designated in 1981 and was last reviewed in 1998. This re-appraisal examines the historic settlement and special character of Ditchingham Dam, reviews the boundaries of the conservation area and suggests areas for change.

The appraisal will provide a sound basis for development management and encourage development initiatives which endeavour to improve and protect the conservation area as well as stimulating local interest and awareness of both problems and opportunities.

3. Planning Policy Context

There are a range of policies which affect Conservation Areas within the Broads Authority area, originating from both national and local sources. The latest national documents in respect of historic buildings and conservation areas are The Government's Statement on the Historic Environment for England 2010. The National Planning Policy Framework published March 2012: Planning for the Historic Environment: Historic Environment Planning Practice Guide March 2010. The Broads Authority endorses the contents of these documents and decisions made will reflect the various provisions contained in them.

In line with government policy, the Broads Authority are currently reviewing and revising local policies which will be published in a new Local Development Framework (LDF). In the meantime the more specific local policies included in the Broads Local Plan (1997) are still relevant.

To support these policies, the Broads Authority provides further advice and details in a series of leaflets, which are currently being reviewed and expanded as part of the LDF process. A list of those currently available is attached in Appendix 2.

4. Summary of special interest

The character of the conservation area is largely formed by its setting in the surrounding landscape. Ditchingham Dam is a linear settlement along a man-made causeway across a flood plain of the River Waveney, with a short road (Falcon Lane) branching off north

eastwards nearer the river. Its setting on low lying ground allows open views across the surrounding countryside in all directions apart from to the south, where Bungay on higher ground, forms a dramatic backdrop.

5. Location and context

The parish of Ditchingham is situated in the south of Norfolk approximately 13 miles from Norwich with the River Waveney defining the southern boundary. The parish is within the South Norfolk District Council area and development is divided into two areas, with Ditchingham village in the north and Ditchingham Dam within the river valley to the south. Ditchingham Dam is effectively a small suburb of Bungay, from which it is separated by the River Waveney which forms the county boundary between Norfolk and Suffolk. The two are linked by Falcon Bridge. Ditchingham Dam conservation area is entirely within the Broads Authority area.

General character and plan form

Though separated only by Falcon Bridge, the character of Ditchingham Dam is quite different from that of Bridge Street, Bungay. While Bridge Street is narrow, winding and tightly built up on both sides, the Dam is wider, with gardens or glimpses of gardens and - once past Holly House – a view through trees of the beck and meadows beyond. The Dam is a man-made causeway across the flood plain and, until the building of the Bungay bypass, was the main route into the town from Norfolk. The contrast between the town, set on a higher ground in a tight loop of the river, and low-lying Ditchingham Dam, is dramatic. To east and west the settlement is hemmed in by the now drained flood plain. The settlement has a linear form, enclosed by historic buildings of two or three storeys, following the causeway, with nearer the river, Falcon Lane branching off the road north eastwards in a short spur towards Chainbridge Beck.

Geological background

The geological formation of the Waveney river valley has given it a very distinctive form within the wider landscape. The cretaceous chalk deposits below the whole of East Anglia were subject to a smoothing glacial action resulting in a more subdued topography than in other parts of Britain, and these were subsequently overlain with a series of sands, muds and gravels known as 'Craggs'. These processes have created valleys with a distinctive u-shaped profile; in the Waveney valley, large scale open valley landscapes with broad flat flood plains north and south of the river, beyond which rise the tree covered escarpments of the Norfolk and Suffolk boulder clay plateaus. A large meander in the river has allowed the formation of a narrow spur of land which rises above the flood plain, on which the adjacent town of Bungay is situated.

Landscape setting

Generally, views within the Waveney valley can be quite long range and open, but become more intimate close to river crossings such as at Falcon Bridge. The landscape surrounding Ditchingham Dam is distinctly green. Approaching Ditchingham Dam from the north, the causeway is noticeable as it crosses the flood plain of the River Waveney. On higher ground to the south, Bungay is an obvious presence across the low lying verdant water meadows with long rush-filled ditches and clumps of willow and alder; St Mary's Church an almost constant feature. The rear of the buildings on Falcon Lane can be seen across the marshy land to the south east.

6. Historical development

Archaeology and development

The Norfolk Historic Environment Service compiles records of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic

buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER). The NHER contains 121 records for the parish of Ditchingham, with evidence of human activity in every period since the Mesolithic. The Neolithic long barrow on Broome Heath (to the north of Ditchingham Dam conservation area) is evidence of prehistoric settlement and the discovery in 1864 of Roman urns in the village suggests that there was some settlement here during the Roman occupation. However, most of the recorded 'finds' are outside the Ditchingham Dam conservation area boundary and there are no scheduled monuments within the conservation area.

In Domesday Book (sometime after 1086) Ditchingham is referred to as *Dicingaham*. Late twelfth century references are to Dicingeham and Dikingeham. The name is Anglo-Saxon in origin and is thought to derive from *the* ham (homestead or village) [*of the*] inge (people) of either *Dicca* (a man's name) or [*of the*] *dic* (ditch or dyke) – thus 'homestead of Dicca's people' or 'homestead of the dwellers of the dyke'

After the Norman Conquest, the village of Ditchingham was held by the Crown, until, during the twelfth century, it was granted to Hugh Bigot, on his being made Earl of Norfolk. It then passed in turn, by inheritance or marriage, to the Brothertons, the Mowbrays and the Howards, each being granted the earldom of Norfolk in succession.

Until the mid-sixteenth century there were two manors in what was known as the town of Ditchingham : Ditchingham itself and Pirnow. Old Ditchingham Hall, demolished in 1727, was a grand symmetrical house with mullioned and transomed windows and corner turrets. The present Ditchingham Hall dates from 1730, was built by the Bedingfield family and later owned by the Carr family, with landscaping, including a serpentine lake, attributed to Capability Brown. Pirnow Hall, situated on the south side of Stone Street just west of the turning to Yarmouth, was a relatively modest house, but by the early twentieth century almost nothing of it remained.

The River Waveney was improved for navigation under an Act of Parliament obtained in 1670, and included the construction of three locks, at Geldeston, Ellingham and Wainford, to extend navigation as far as Bungay Staithe. A special version of the traditional Wherry was in use on the Waveney, with boats measuring no more than 70 by 16 feet. However, with the decline in the use of wherries for commercial trade on the rivers prior to the Second World War, navigation ceased on several stretches of the Broads, including the 4.2 mile section of the river from Geldeston to Bungay, where navigation rights were removed in 1934. The current limit of navigation is at Geldeston, although Wainford and Ellingham locks have since been converted into sluices to allow canoes and unpowered craft to use this section of the waterway.

Although the parish has a rich and varied history, there is little documented history about Ditchingham Dam itself, apart from early references to funds being granted for the maintenance of the Dam, evidence that its situation on a route to a strategic river crossing at Bungay should not be underestimated, the elevated position of the town making it easily defensible, and the river forming a natural boundary. On the south side of the river, Bridge Street was a major route to the river crossing with shops, workshops, inns and beer houses, a staithe and a tannery to the south west of Falcon Bridge.

Maps prior to 1800 show a handful of buildings on Ditchingham Dam. The majority of development appears to have taken place in the 19th century, when commercial activities such as the artificial silk mill at Wainford, at its peak employing 500 workers, the maltings and the extension of the Waveney Valley Railway Line brought prosperity and an increase in population of the village. The new line included a station at Ditchingham, to the north of the Dam, which like most of the others, was built in the fashionable Italianate style. In its heyday it was used to transport coal, textiles, malt and grain. Passenger services ceased in 1953

and the line finally closed in 1965, when shortly afterwards the present bypass was constructed on the line of the former railway.

Farming and related industries would also have provided employment for the local population, but agricultural employment declined dramatically with increasing mechanisation after the Second World War.

The population of the parish has grown steadily during the second half of the twentieth century from 1059 in 1961, to 1614 in 2001, the majority now made up of commuters and retired people, with 20th century housing development on Ditchingham Dam largely on infill plots.

7. Spatial analysis

Approaching from Bungay, the rear wing of the former public house on the right, hard onto the road and onto the bridge itself, echoes the urban townscape of Bungay. Then however, the space levels and opens out into a broad triangle, 'over-seen' by the north-facing front of the former public house. On the right hand (east) side, Nos. 8 to 12 continue the built up frontage, but beyond them and on the opposite (west) side the development is more haphazard, with garden walls or fences, front gardens, trees and grass verge. At the north end of the Conservation Area, the space becomes more open still, with views out over the flood plain.

Falcon Lane is a traditional 'back lane', on the one side, giving access to outbuildings, the back entrances of houses on the Dam and a couple of small cottages (and recently also some new houses) : while on the opposite side being open to the meadows, except for Waveney Lodge. The entrance to the Lane is tightly squeezed between buildings before opening out into what appears at first sight to be a large back yard and then continuing, in a different direction, as an almost private lane: this sort of townscape - informal and 'low key' - is an important element in historic settlements, but is very vulnerable to the pressures of modern development, road improvement and dereliction.

8. Character analysis

Use and activity

The majority of the buildings are small to medium sized houses; there is little commercial activity left in the Ditchingham Dam conservation area, although evidence of previous activities remains in some of the names, for example Forge Gardens near Falcon Bridge ; others previously in commercial use have been converted to residences.

Of the larger buildings the former public house adjacent to Falcon Bridge is the most prominent. The Limes, largely hidden from view behind a high wall on Ditchingham Dam and Waveney Lodge on Falcon Lane are also of note.

Overview of streets, buildings and architecture

Ditchingham Dam: east side

The former public house is the most important building in the townscape of the Conservation Area: it lines the approach to the bridge, providing a link with the urban character of Bridge Street; it 'presides' over the large triangular space formed by the junction of the Dam and Falcon Lane; it is seen full-face as one approaches Bungay along the Dam and its gable end dominates the smaller space at the start of Falcon Lane. It is really two buildings; one aligned north-south, the other east-west. Typical of many small country town buildings, its Georgian façade conceals an older 'vernacular' building beneath. It has good examples of Victorian iron work: a 'clenched-fist' lamp bracket and 'barley sugar stick' rail posts.

The outbuilding at the entrance to Falcon Lane, the west gable end of Ivy Cottage and Nos. 8, 10 and 12 form an almost unbroken frontage to the east side of the Dam. *Ivy Cottage* is an attractive mix of painted brick and black boarding. *Nos. 8, 10 and 12* appear to be originally a seventeenth century house, with steep roof and axial off-centre chimney and, almost certainly, a timber frame. It has replacement windows, but traditional windows survive at first floor level in No. 10, which also has an original door case. Evidence of old shop windows survives in Nos. 10 and 12.

In complete contrast, Nos. 14 and 16 are suburban in character: a pair of small Victorian semi-detached houses built in 'white' Suffolk bricks, with good brick details, low pitched roof and original sliding sash windows with margin lights. The original iron railings to small front gardens complete the picture. Then a high wall, important in the townscape, screens *The Limes*. The house is barely seen, but there are several mature trees in the garden. It is followed by a wide opening to a drive with attractive gate piers and railings: this appears to have been at one time the rather grand entrance to *Waveney Lodge* in Falcon Lane (see below). The drive has wide grass verges and some mature trees on the south side. It now leads, past No. 20, to a small house of painted brick with a slate roof - probably the original gate-lodge - to Nos. 18A and 18B, new red brick houses in the modern 'vernacular' style which make good use of their mature setting.

Chasseur Lodge marks the boundary of the Conservation Area at this point. It is Victorian, red brick with painted stone dressings to openings. Window openings are triangular headed and the south gable has a Kentish hip to the roof, which is covered with black pantiles which may perhaps, have replaced the original pin tiles. Its picturesque details suggest that it could have been originally connected with *Waveney Lodge*. It has replacement windows.

Ditchingham Dam: West side

Compared with the firmly built-up bridgehead on the opposite side, the west side appears weak: only a low garden wall of modern brick marks the frontage, behind which is a tarmac forecourt and a house, possibly converted from a nineteenth century industrial building, but stripped of its chimneys and with modern windows and roof tiles. A long and narrow brick and tile building has recently replaced an earlier outbuilding which may have been the old forge of the former *Forge Gardens* next door, now redeveloped with a modern house and garage, with a low picket fence beside the road. Then *Waveney Cottage*: at first sight a modern house, part two - part one and a half - storeys, but further inspection suggests part of it may be older, probably nineteenth century, but much extended with replacement windows in heavy mock timber.

The buildings on this side of the road end with the most important: *Glencoe (No. 7)* and *Holly House (No. 9)*. These are a semi-detached pair of substantial Georgian houses. They have a low pitched roof of blue glazed pantiles, and all but one of their original sash windows, door cases and doors survive. They are of red brick, the walls of *Glencoe* have been painted over. The western boundary of the Conservation Area follows the line of Chainbridge Beck which runs behind these properties, and then north of Holly House, continues north to the end of development on the East of the dam before returning South along their rear boundaries to join up with Falcon lane.

To the north of Holly House although just outside the conservation boundary, the open water meadows criss-crossed with drainage ditches to the west of The Dam, in contrast to the built-up east side, make a positive contribution to the character of the conservation area. It is important therefore that this drainage system is kept in good condition, not only to prevent unnecessary flooding, but also to maintain the historic appearance of the area.

Ditchingham Dam East side

The character to the West of the Dam is similar to the West with varying boundary treatments with some good cast iron railings to the dam and with mature trees in the gardens behind. It

is proposed to extend the Conservation area North to include the most Northerly terrace and the commercial garage.

Falcon Lane

This is a traditional back lane, until recently giving access to the backs of properties on the Dam itself or, with the important exception of Waveney Lodge, to a few small cottages. Access to the lane is through a narrow 'gateway' adjoining the former public house. The space then suddenly broadens out onto what must at one time have been virtually the pub yard. On both sides are outbuildings, that on the south side appears to be a small timber framed barn, and in poor condition, stripped of its roof tiles and cladding and surrounded by hoardings, but it could look particularly attractive with the water meadows behind it.

The lane then swings north-eastwards. On the southern side a large area of neglected former allotments is followed by Waveney Lodge : an interesting building, now divided into three houses, it has a wealth of nineteenth century details, including numerous gables, pointed arches, sash windows with pointed arched glazing bars incorporating sections of stained glass and within the wall above - spandrels of leaves and flowers in either carved stone or moulded brick. The brickwork is painted to Falcon Lane, although the northern elevation a slightly different character with white 'Suffolk' bricks and red window arches, and a red pantiled roof on contrast to the slates at the front. This could indicate that the elaborate Victorian façade fronted an earlier house. Adjacent to Falcon Lane brick piers divide sections of unusual and elaborate railings. Beyond the house, and forming an important part of the scene, a high brick wall screens a garden, in which are several fine trees.

Opposite Waveney Lodge, a small area of land has unfortunately been left unattached to either of the adjoining properties. On it has been built a garage, but the site appears neglected at the time the survey. Together with two properties immediately to the south (*Nos. 18A and 18B Ditchingham Dam* - see above), this site appears to have once been part of a formal entrance drive from the Dam to Waveney Lodge (*see above*): the surviving gate piers and railings match those of Waveney Lodge. Although it is thought that these may have been relocated at some time, they still contribute to the history and character of the area. (N.B. It is proposed that the boundary of the conservation area be extended to include his site.)

Continuing on the same side, a high wall, cement rendered, marks the back of the Limes. This is followed by Falcon Cottage, hard on the edge of the road, which has replacement windows. The boundary then follows a pair of flat roofed garages, whose design is less inkeeping with the traditional character of the area. Then a pair of well designed vehicular access doors, another high wall, a small forecourt and an attractive house, Ivy Cottage, with simple railings, which faces south over the meadows towards Bungay. Outbuildings complete this frontage: though of no particular architectural merit, they are an important element in the 'gateway' between the Dam and Falcon Lane.

Architectural styles and materials

The Conservation Area contains no buildings on the statutory list of Buildings of Special Architectural or Historic Interest, but a large proportion of buildings in the area, though not Listed, are considered to be of townscape significance, and some of these may be eligible for Listing.

The most important building in this small Conservation Area is the former public house. As townscape, it plays a vital role in the view across the bridge from Bungay in the approach to the bridge and to the town from the north, and in relation to the triangular space onto which it faces and the less significant buildings around it. As architecture, it is a happy mix of classical and vernacular. Important in a very different way is Waveney Lodge, a rambling confection of Victorian details. Other buildings are a mixture of vernacular, Georgian, Victorian and modern.

Examples of most of the building materials traditional to South Norfolk and the Broads area can be found within the Conservation Area.

Clay pantiles are the prevalent material, both blue or black glazed (as on Nos. 8 to 12 and 7 to 9) and red. No. 20 (behind Chasseur Lodge) has a slate roof. There is no thatch in the Conservation Area.

Most of the pre-Georgian buildings are rendered and painted. Many of these are likely to be timber framed: for example, the former public house by the bridge and Nos. 8 to 12; others may be clay lump underneath the render. Later buildings are of brick: mostly red, such as No.9 (Holly House) and Chasseur Lodge; but Nos. 12 and 14 (a semi-detached Victorian pair) are of white brick, weathered to grey.

Ground surface materials and street furniture

Public road and pavements are of tarmacadam. There is a small gravelled forecourt to the former public house.

Standard modern street lighting is used along the Dam only. Street signs and overhead cables are not over-obtrusive. The former public house has some very unusual and attractive Victorian ironwork : stout barley-sugar stick posts supporting square sectioned rails enclosing the forecourt and a bracket ending in a clenched fist designed to hold a (now missing) lantern over the front door. There is a letter box on a post in front of the garden wall of Ivy Cottage (No.6).

Trees, hedges and significant open spaces

There are a number of sites where trees play an important visual role in the Conservation Area. These are marked on Map 1 and listed below.

- i Between the Dam and Chainbridge Beck, north of Holly House (No. 9).
- ii In the grounds of The Limes.
- iii South of the shared driveway to Nos. 15A and 15B.
- iv In the grounds of Waveney Lodge.
- v In the garden by the north-west abutment of Falcon Bridge.

In the main these sites provide significant open space within the settlement, albeit that they are in private ownership. The most significant open space in the public realm is the area in front of the former public house to the north of Falcon Bridge. Sensitive landscaping could enhance the character of this area. The open nature of the surrounding countryside also contributes positively to the setting of the conservation area.

Boundary treatments

The majority of the traditional buildings in the conservation area front onto the back of the pavement, leaving no room for front boundary fences. However, the following are good examples of traditional boundary treatments;

- i. Railings to nos. 14 & 16 Ditchingham Dam
- ii. Railings and gate to Chasseur Lodge, Ditchingham Dam
- iii. Walls to The Limes and adjoining modern houses
- iv. Railings to 18a and 18b Falcon Lane
- v. Walls, railings and gate piers to Waveney Lodge, Falcon Lane
- vi. Former entrance gate piers to Waveney Lodge on Northern side of Falcon Lane

Elsewhere more modern boundary treatments such as timber picket fencing, ornate brickwork or rendered walls are less sympathetic to the character of the conservation area.

9. Issues, pressures, threats and opportunities for improvement

Buildings

Generally the buildings and gardens are very well maintained. However, the outbuildings on the corner of Falcon Lane would benefit from some repairs and a beneficial use.

The small timber framed barn on Falcon Lane to the rear of the former public house appears to be in the process of being repaired, but has remained in this state for a number of years. It would benefit from restoration for a beneficial use and could then make a positive contribution to the character of the conservation area.

The special character of conservation areas can easily be eroded by seemingly minor, and 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 UPVC instead of painted timber). This is a particular issue with unlisted buildings that have been identified as contributing to the character of the conservation area. 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 certain buildings within conservation areas, and advice should be sought from the local Planning Department at an early stage.

As the area around Ditchingham Dam is low lying and liable to flood, there is likely to be little pressure for new development. Proposals for extending or altering existing properties should be carried out with due regard to the effect on the character of the conservation area.

Streetscape issues

The traffic safety measures on Falcon Bridge are intrusive and inappropriate for the character of the conservation area. The appearance of the bridge could be improved, should the opportunity arise in the future.

The area in front of the former Falcon Public House on the corner of Falcon Lane appears to be partly in private ownership and partly in public ownership. Sympathetic low-key landscaping could help to unify this area as an identifiable 'space' in the conservation area.

There are concerns about the speed of traffic approaching the Dam from Bungay. Any traffic calming measures to address this should take account of access requirements to properties in Falcon Lane and should be designed in a manner appropriate to the historic character of the conservation area.

10. Changes since last appraisal

Due to the low-lying nature of the area, changes since the last appraisal within the conservation area boundary are largely limited to subsidiary extensions to existing buildings.

11. Recommendations for suggested improvements

- Consider sympathetic landscaping to the area in front of the former Falcon Public House
- Consider visual Improvements to the traffic safety measures on Falcon Bridge when appropriate
- Consider traffic calming measures on Ditchingham Dam, particularly near Falcon Bridge and the area in front of the Former Falcon Public House, taking account of the access requirements to properties on Falcon Lane
- Consider a revised design of street lighting fittings
- Encourage the repair and restoration of the small barn and adjoining site on the south side of Falcon Lane

- Encourage improvements to the north of Falcon Lane. (See below - this site is suggested as an extension to the conservation area)

12. The conservation area boundary

The Conservation Area was designated in 1981. It is effectively a small extension of the Bungay Conservation Area. Its boundary follows the river Waveney for a short distance either side of Falcon Bridge. It then turns northwards from the river to follow Chainbridge Beck to a point where it runs alongside the Dam. It then crosses the Dam and goes eastwards north of Chasseur Lodge to Falcon Lane. It then sweeps round to include the grounds of Waveney Lodge, before finally following the line of a drain to return to Falcon Lane and the Waveney. The Conservation Area includes properties on both sides of the Dam, the grounds of Waveney Lodge and a small area of river meadow east of Falcon Lane. It excludes properties on the east side of the Dam north of Chasseur Lodge.

Suggested amendment to the conservation area boundary;

- Extend the boundary North to include the development including the garage to the East of the Dam continuing the boundary down the rear gardens of the properties to join Falcon Lane.
- Extend the boundary on the north side of Falcon Lane to include the currently unused area of land opposite Waveney Lodge. This land contains two brick gate piers and a section of flint and brick walling (incorporated into a former garage) which may have been connected to Waveney Lodge.

13. Public consultation

Consultation with interested parties and organisations was undertaken in accordance with the Broads Authority 'Statement of Community Involvement'. A letter and leaflet were delivered to all residents living within the conservation area boundary, and copies of the appraisal documents were made available both online and in hard copy format in the Broads Authority offices and through the Parish Council. The leaflet included a comments section and consultees were also able to comment on line.

A public exhibition was held on Saturday 11 August 2012, which was attended by officers from the Planning Team of the Broads Authority and by 29 members of the public to ask questions, propose or suggest minor amendments to the re-appraisal or boundary and raise issues of concern. The vast majority of people attending were supportive of designation, considering that it would benefit the village and the local community. In addition, the Authority received 7 written responses seeking more specific advice as to the effects of being in a conservation area or to seek clarification as to proposed changes to the boundary.

Several items of additional information resulting from the consultation have been included in the re-appraisal. One concern was that any environmental improvements or traffic calming to The Dam and the area in front of the former Falcon Public House should take account of access to properties on Falcon Lane. A note to this effect has been included in the final document.

Appendix 1

Policies

Please note: The Broads Authority is currently reviewing and revising local policies, which will be published in a new Local Development Framework (LDF). The Broads Authority has already adopted Core Strategies containing general policies. The Authority has recently adopted its Local Development Plan Document (DPD). Some of the specific saved local policies included in the Broads Authority Local Plan (1997) are still relevant.

Appendix 2

Broads Authority Guidance Leaflets

- Keeping the Broads Special
- Do I need Planning Permission?
- How do I apply for Planning Permission?
- Building at the Waterside – A guide to design of waterside buildings in the Broads Authority area
- Environment and Landscape – How do I plan and manage trees and scrub alongside rivers?
- Development and Flood Risk in the Broads
- Riverbank Protection Works – A guide for riparian landowners
- Sustainability Guide – Sustainable development in the Broads

Appendix 3

Listed Buildings in the Conservation Area

There are no listed buildings within the conservation area boundary.

Appendix 4

Buildings that make a positive contribution to the character of the conservation area.

Whilst the following buildings, boundary walls and railings within the conservation area and do not merit full statutory protection, they are considered to be of local architectural or historic interest, and every effort should be made to maintain their contribution to the character of the conservation area.

Ditchingham Dam

2 & 4, Old Falcon Inn (Former public house, now two houses)

Outbuilding south of Ivy Cottage

Ivy Cottage (west part)

Nos. 8, 10 (Bridge House) & 12

Nos. 14 & 16

The Limes

Garden wall to The Limes

Chasseur Lodge

Railings to Chasseur Lodge

Cottage to the east of Chasseur Lodge

Nos. 9 (Holly House) and 7 (Glencoe)

Falcon Lane

Outbuilding on S side of lane

Waveney Lodge
Piers and railings to Waveney Lodge
Garden wall to Waveney Lodge
Gate piers opposite Waveney Lodge and railings to rear of Nos. 18A and 18B Ditchingham Dam
Rear wall to The Limes
Falcon Cottage
Ivy Cottage (east part).

Appendix 5

References and sources of information (this re-appraisal)

A Popular Guide to Norfolk Place names, James Rye, The Larks Press, 1991
The Buildings of England, Norfolk 2: North-west and South, Nicholas Pevsner and Bill Wilson, 1999
English Heritage: Guidance on conservation area appraisals, 2006
English Heritage: Guidance on the management of conservation areas, 2006
Broads Landscape Character Assessment – draft local character area 2 Waveney Valley, 2006
Faden's Map of Norfolk 1797
OS 1st edition maps
Heritage Environment Record, Norfolk Landscape Archaeology, Gressenhall
White's Gazetteer and Directory 1845
Kellys Directory 1883

Appendix 6

Contact details and further information.

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