

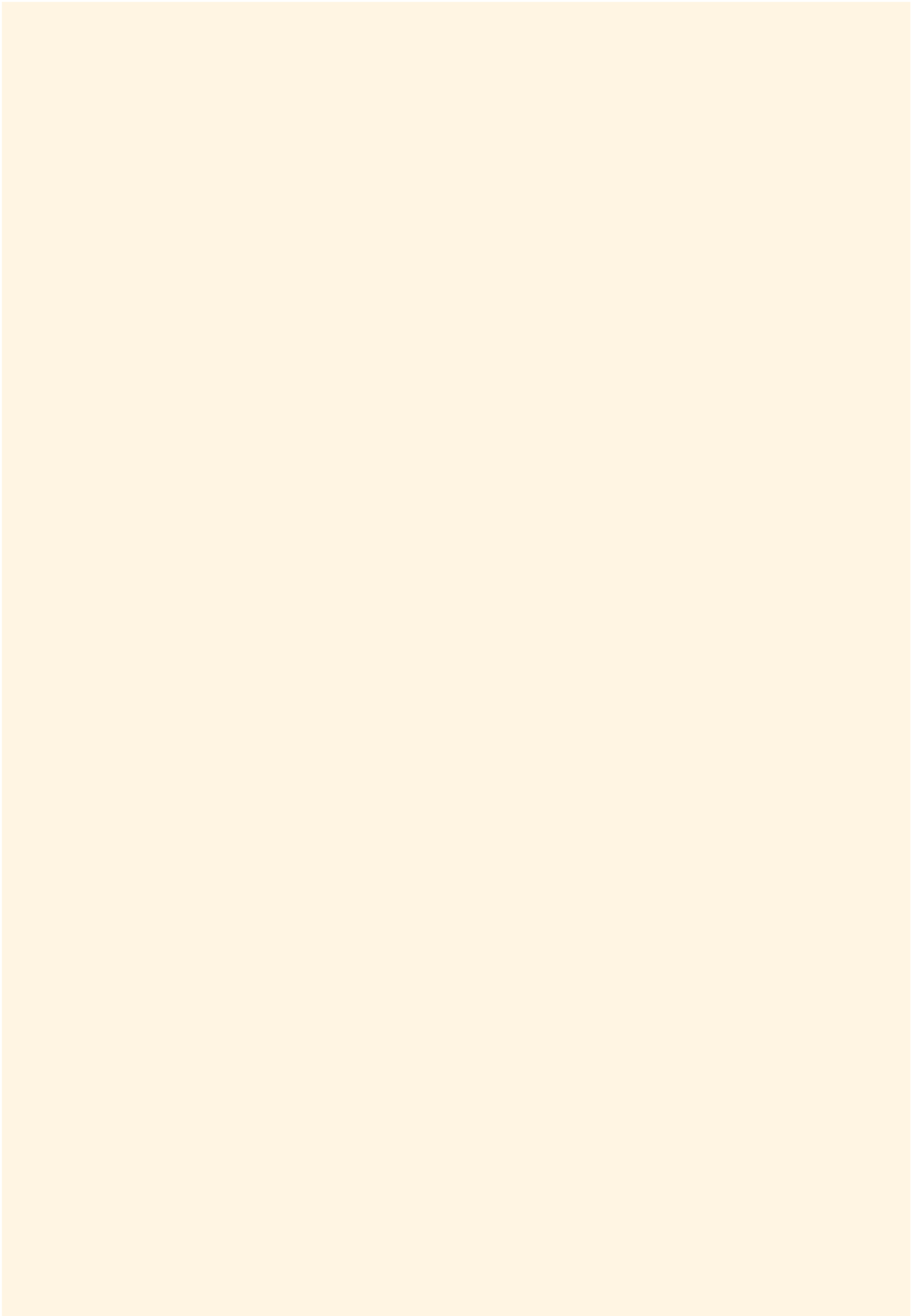


Long Stratton

Conservation Area Character Appraisal and Management Plan

January 2013





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 a conservation area.

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 Long Stratton 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 to guide any future change.

The Long Stratton Conservation Area was designated in 1975. This review of the Long Stratton Conservation Area in 2010 replaces the 1980 appraisal document and has been carried out in response to new guidance issued by English Heritage, which requires that conservation area character appraisals also include management proposals.

Value Of The Appraisal

This 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 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 buildings that are not listed.

Whilst the Council has prepared this statement, it cannot successfully deal with all the issues without the support of a number of individuals, groups and local national organisations. This appraisal will help shape the future of Long Stratton and with the co-operation of all concerned it could have a positive effect on its further development.

Public Consultation

The appraisal has been subject to public consultation and been approved by the Design Champion and local members. It should be read in conjunction with the adopted SNDC Local Plan and detailed guidance and site-specific development briefs as appropriate.



The Street looking north 1904



View south along the
Ipswich Road 1908



View along The Street
looking north - late c19

Historical Development

Stratton is a common English place name. It derives from the Saxon words *straet*: a Roman road, and *ton*: a group of farms. The Roman road ran from Camulodunum (Colchester) to Venta Icenorum (Caistor St. Edmund), just south of Norwich. Although a settlement was not established at Long Stratton until Roman times, there is evidence of occupation as far back as the Stone Age.

Before 1066 the manor of Long Stratton belonged to the Crown, but after the Norman Conquest it was given to the Earls of Richmond. Other parts of the parish were held by the Norfolk Archbishop Aylmer and by the Bigod family. Successive lords held the manor as appointees of the Earls of Richmond. In 1207 King John granted a charter for a fair to be held on 15 August every year, which continued until the nineteenth century.

From early Medieval times Long Stratton acted as a centre for the surrounding rural area, and buildings surviving from the sixteenth and seventeenth centuries reflect the agricultural prosperity of the area. But poverty was never absent: in the seventeenth century charities for the relief of the poor were set up; and in the eighteenth century the Parish Overseers bought houses in Wood Green, where paupers were housed before the completion, in 1836, of Depwade Workhouse at Pulham Market.

In the eighteenth and nineteenth centuries the growth of transport and the convenience of the village as an overnight stop, led to a dramatic increase in the number of traders and services in Long Stratton. At one time there were over forty different traders and possibly as many as twelve public houses in the village. Several new houses and the improvement or re-facing of older ones date from this period.

In 1786 John Wesley preached in Long Stratton "to as many as the house could contain". This "house" is thought to have been a barn behind the churchyard. In 1830 the Wesleyan congregation moved into its own new purpose-built chapel.

The prosperity of the village was reflected in the splendour of the Manor House. It is a tragedy that the house was allowed to fall into disrepair after the Great War of 1914-18, until finally it was demolished and its grounds developed. Only the remains of its Ice House survive. Other features of the village, also sadly now lost, include the west wing of Guild House, cottages south of Jubilee House and the thatch on the buildings opposite Swan Lane.

The greatest growth of Long Stratton has taken place since the Second World War in the form of large residential estates mostly to the west side of the A140. The most recent residential

development has been to the northeast side of the conservation area. None of the development impinges directly on the conservation area but the increase in population, coupled with the increase in mobility of most residents in the surrounding smaller villages and countryside, has led to an expansion of services in and around the historic core, with the ensuing conversion of buildings from residential to commercial use, the forming of new car parking areas and a proliferation of signs.

The population of Long Stratton grew only slightly during the earlier part of the twentieth century: from 788 in 1931, it had only risen to 888 by 1961. There was then a dramatic increase to 1716 by 1971, to 2301 by 1981 and to 2980 by 1991. Since then there has been further increase in the population to 3701.

Character Assessment

Long Stratton and its Setting

Long Stratton straddles the A140 Norwich to Ipswich road about one kilometre south of its crossing of the Tas valley at Tasburgh, whence a low plateau stretches south to the Suffolk border at the river Waveney. From the north there is a pronounced descent to the centre of the village. This combines with two gentle S-bends in the road - one centred on its junction with Swan Lane, the other on that with Flowerpot Lane - to close views out of the village and to bring particular buildings into unexpected focus. For this reason Long Stratton is a place at which to stop rather than simply to speed through. This makes it more, not less, imperative that the village is freed from the heavy traffic which pounds through it constantly. The current draft Joint Core Strategy for South Norfolk proposes the delivery of a bypass as part of a larger scheme for further residential development and improvements in the town.

Conservation Area Boundary

The conservation area is long and narrow, reflecting the linear pattern of the historic settlement. Its length extends from Hall Lane in the south to Hill Farm Road in the north. Much of the area is no more than a plot width either side of the main road.

In 2010 the boundary of the conservation area was re-assessed and amended to include the following:

- Part of the residential development to the northeast and south of Edges Lane
- A number of prominent mature trees at Melbourne House that provide a natural backdrop to the recent supermarket development and car parking areas south of Swan Lane.
- Changes to the boundary enable the conservation area and curtilage boundaries to coincide.

Form and Character

This is a summary assessment of the character of the historic village. A more detailed analysis is given in appendix 1.

The linear form of Long Stratton is easily identified when travelling through the historic core. This pattern of development is typical of settlements owing their existence to important roads, which pre-date them. In this case the village is situated along a Roman Road. In effect it is a long corridor, broadening out as a small market area between the Angel Inn to the south and the



View south from
Flowerpot Lane junction



St Mary's Church



Junction north from Hall Lane

Queens Head Inn to the north. Minor roads or tracks feed in from adjacent villages or outlying farms on either side: Flowerpot Lane and Swan Lane on the west and Hall Lane, Star Lane and Edges Lane on the east.

Late twentieth century development west of the A140 is largely residential and includes no centre to rival The Street, which has remained the heart of the village. But its centre of gravity may be said to have moved slightly westwards with the communal developments along Swan Lane - schools, shops, sports centre and District Council offices and the two car parks.

The conservation area may be divided into four distinct sections. Starting from the south, these are:

From Hall Lane to Flowerpot Lane

This is a traditional area of relatively low density. It includes the church, the village hall and the Flint House, together with several other important listed buildings. Trees play a prominent role, in particular a line of trees along the front of the churchyard and those in the grounds of the Old Rectory and the Village Hall. On entering the village from the south, the view is framed by Church House on one side and the trees of Corfe Lodge on the other. The view down Flowerpot Lane is stopped by a pair of Victorian houses.

From Flowerpot Lane to jubilee House and the Old Manor House

This is an area of almost entirely modern development. A garage dominates views with large bleak areas of concrete and tarmac and an assertive canopy cutting across views of the church and other historic buildings. On the east side, a listed building (Heydon House and The Cottage) has been left "stranded".

Two late twentieth century terraces of houses - Welford Court and Manor Court – are set back from the main street to the east side. The form and scale of these houses is generally sympathetic to the character of older buildings further along the street. At Welford Court vegetation breaks up views making the rather uninteresting modern appearance of the houses less noticeable. In contrast, Manor Court would benefit from some additional planting to make the garage buildings less noticeable in street views.



View of supermarket looking towards Jubilee House



Heydon House



Welford Court

The west side of the street has a disjointed character: a shopping precinct, an old ice house, a close of houses and a branch library. All are in the grounds of the demolished Manor House. The shopping precinct and the library would both benefit from tree planting. The design of the close at Ice House Court fails to do justice to its very prominent position, though further north the trees serve as an attractive screen.

A supermarket has recently been built on the former Manor Garage site. Although a very large building on plan, detailing helps to break up its form and this together with its relatively low height and the sympathetic use of materials allows it to sit reasonably comfortably in this part of the conservation area, although the signage does detract slightly from the traditional character of the street. The building is close to the road and continues the street frontage from the north.

The Centre: from Jubilee House/ Old Manor House to Maltings House/Ling Cottage

This is the core of the village. Historic buildings line the street on both sides. Between Swan Lane and Guild House the space widens out to form a market place with open spaces or wide pavements on either side. The architectural quality of the buildings is high. Almost all are listed and date from the sixteenth to the nineteenth century. There are attractive views in both directions along the main street and on entering from Swan Lane. Older buildings have been demolished between 'Beauty and Beyond' (north of Nether-ton House) and the former news agents, leaving a somewhat sterile area comprising the Chip Inn, a public footpath and parking area.



View from the supermarket looking towards the village



View west side of the street looking north from opposite the junction with Swan Lane



Buildings north side of the entrance to Star Lane



The Maltings



Chestnut View



Cottages north of the Court House

From Maltings House and Ling Cottage to Hill House Farm

Steeply rising contours give this area its special character. On the west side, where there is an almost continuously built up frontage, the end gables and chimneys are stepped one behind the other. At Chestnut View, the road has been lowered in a cutting, leaving the garden raised above a retaining wall.

On the east side, the road cutting makes a high grass bank. The high old orchard wall and trees at the top of the bank, which frame the view of the street on approaching from the north, have unfortunately been broken through for a small new residential development. Whilst the steep and widely splayed access road here is very dominant the arrangement of grass banks and mature vegetation provides an attractive view, although the modern appearance of 'The Old Orchard' reflects little of the historic character of the main street.

The hill slope allows for interesting views down into the village and unexpected features to take on importance, such as the gable of No. 3 and the trees of Guild House.

Looking up the hill, no.2 Hill Farm Road closes the view and marks the boundary between the conservation area and the modern development beyond. It is a late twentieth century building that replaces the old farmhouse referred to in the previous appraisal. Although recently constructed it is built in the same style as the old farmhouse and its steeply pitched pantile roof gives the building a strong traditional character that is prominent in the street scene.



Above photographs show driveways off the main road.

Buildings

Long Stratton Conservation Area contains 54 buildings on the statutory list of Buildings of Special Architectural or Historic Interest. There are also a number of buildings, which, though not listed, are considered to be of townscape significance. Buildings in both categories are shown on the street scape map and scheduled in Appendix 6.

This is a summary assessment of the character of buildings in the conservation area. A more detailed assessment is given in appendix 1.

Most buildings are two-storey high and of modest domestic proportions. Since the loss of the Manor House and of the west wing of Guild House, the only building with any pretensions to grandeur is the south wing of Netherton House, together with its coach house. Most of the older buildings are parallel with the road, though there are some interesting exceptions to this, such as the north wing of the Old Manor House and No.3 The Street.

A large number of buildings in the central section of the conservation area have steep pitched roofs and central chimneys, indicating a sixteenth or seventeenth century date. Buildings of the eighteenth and nineteenth centuries are concentrated primarily in the northern section. The southern section includes both the fourteenth century church and a number of houses of the sixteenth or seventeenth centuries as well as a group of Victorian "villas", the former school building of 1850 and the Village Hall, which is built in the Arts and Crafts style of 1905.

Other buildings of particular interest include the Old Manor House, Guild House, the Old Courthouse, the Wesleyan Chapel and the Ice house.

Many historic rear outbuildings survive. They can be glimpsed from the street and give "depth" to the linear settlement.

Traditional building materials

Examples of most of the building materials traditional to South Norfolk can be found within the conservation area.

Roofs

Clay pantiles are the prevalent roofing material. An unusually large proportion of these are blue or black glazed; the remainder are red. Original clay peg tiles survive on No.3 The Street. Flat modern pin tiles, lacking any texture, have unfortunately been used to replace thatch on the range of properties opposite the junction with Swan Lane. There are attractive Victorian pin tiles that survive on Jubilee House. A number of buildings have been re-rendered with an inappropriate rough and uniform sand-cement finish. In the seventeenth century two-inch red bricks were used for the south gable of the Old Manor House. Later, three-inch red bricks came into general use, including for re-facing earlier timber framed buildings, such as the Old Courthouse and the Angel Inn. White gault bricks, weathered to grey, have been used as a re-facing for the older part of Netherton House and as a structural material for its later south wing and coach house. In the late nineteenth century terra cotta and hung tiling were used on Jubilee House and on the building adjoining Barclays Bank.

Ground Surface Materials

When the conservation area was originally designated in 1975, the majority of forecourts and other open spaces presented an unkept appearance: rough gravel, weeds and casually parked vehicles. Since then there has been much re-surfacing, generally for the better, and parking has become more controlled. However, care needs to be taken in the choice of materials in order to avoid a too-suburban appearance: several products are now available which are more appropriate to a traditional setting than standard tarmac, concrete slabs or blocks.

The triangular plain south of Star Lane was re-surfaced by the Parish Council in the late 1970s. Paths are of brushed concrete, edged and divided into bays by red bricks. The remaining surface is of compacted gravel. Planters and traditional wooden seating has been installed more recently and the area looks well maintained. Similar surfacing materials have been used in front of Barclays Bank and the adjoining property. The forecourt of the Chip Inn is paved, using similar materials for the path and pre-cast slabs of brushed concrete for an outdoor seating area. The space between the Chip Inn and former news agents is surfaced in tarmac with rolled-in red granite chippings.

The area in front of Netherton House is gravelled but not well maintained. The southern section has a raised area of pre-cast concrete slabs, which look out of place. Flint cobbles have been used where the pavement widens at the approach to the pedestrian crossing.

South of Jubilee House the approach to the car park has a walking area of pre-cast concrete slabs relieved by granite setts on the remaining area. These setts are continued along the front of the adjoining screen wall. In front of the Co-op supermarket adjacent to the pavement there are large planting beds with surrounding concrete paviors marking walkways.

The front of the Ice House shopping precinct has pre-cast concrete slabs for walking areas and timber boards on brick piers to provide seating. The large area of grassland between the shops and pavement along the main road is generally well maintained.

The frontage of the Flint House is paved with in-situ concrete, divided by strips of flint cobbles or pre-cast concrete. The surface is in very poor condition and detracts from the appearance of the building.

The entrances to Star Lane and Ice House Court are unfortunately surfaced with standard concrete paviors. In the case of Ice House Court the visual impact is surprisingly strong and the effect inevitably suburban.

Netherton House and its former coach-house are one of the few buildings roofed with slates. Thatch is confined to the Thatched Cottage at the extreme north end of the conservation area. The old School and the Bakery have been re-roofed in heavy modern concrete tiles.

Boundary Treatments

Boundaries along the main street are largely brick or flint with one or two properties having timber fencing or railings. The flint wall directly in front of the line of mature trees at the church cemetery is particularly prominent in views along the road. The railings in front of Beverley House and Heydon House have a modern appearance and sit uncomfortably in views, as do those in front of the garage adjacent to Heydon House. Most of the brick walls marking the boundary with the pavement along the main street are low lying, leaving the small front garden areas quite visible, which provides a pleasing contrast the built forms. This is a key

characteristic of the street scene to the west side of the street moving down the hill into the village from the junction with Hill Farm Road. The large boundary wall along the opposite side of the street at Guild House is the most impressive, its brick, detailing and variation in height creating interest and contributing much to the historic character of the street scene.

Street Furniture

Streetlights, road signs and safety barriers are all of standard modern design and appropriate for a trunk road.

The robust low wooden posts and tubular rails, finished black, initially used by the Parish Council for the small triangular plain south of Star Lane, have been copied in front of Barclays Bank and the adjoining premises and in front of Netherton House. Similar barriers, but with white posts, have also been used in front of the Chip Inn and to separate pedestrians from cars in the space adjacent to the north. Black posts would have been more appropriate and would have helped to give a unity to the whole area.

There are several public seats, of unexceptional design. There is an attractive village sign on the triangular plain south of Star Lane: it is made of wood and stands on a brick plinth matching the paving.

Trees And Open Spaces

Trees, individual specimens or in groups, play an important visual role in the conservation area and are listed below. Some are outside the conservation area itself.

From Hall Lane to Flowerpot Lane

- i Corfe Lodge.
- ii The Village Hall.
- iii The Old Rectory and new house to its east.
- iv The Churchyard.
- v Willow House.

From Flowerpot Lane to Jubilee House and the Old Manor House

- i Ice House Court: along west boundary.
- ii 1, 4 & 6 Ice House Court - along road frontage.
- iii The Library.
- iv Behind the Co-op supermarket
- v Welford Court.

From Jubilee House/Old Manor House to Maltings House and Ling Cottage

- i Former 'Booze, News & Views' car park.
- ii Forge House and the property behind, The Magnolias
- iii Forecourt of property north of Barclay's Bank.
- iv Guild House.
- v On land behind Court Cottage and Ling Cottage.

From Maltings House and Ling Cottage to Hill Farm Road

i The Old Orchard and Maple House

There are five prominent open spaces the conservation area and these are listed below. (i) and (iii) make a positive contribution to the character and appearance of the conservation area and the remaining three have the potential to do so.

- i St. Mary's Churchyard.
- ii Area in front of the Ice House shopping precinct and around the Ice House.
- iii The Plain south of Star Lane and the forecourts north of Star Lane.
- iv The forecourts of Netherton House, 'Beauty and Beyond' and the Chip Inn.
- v The area south of the former 'Booze, News and Views'.

Developments

Since the Long Stratton Conservation Area Report was adopted in 1980, there have been a number of developments, which have affected the area. Not all these developments are within the conservation area itself.

There is the car park off St. Michael's Road (outside the conservation area), with pedestrian access from the Street. Related to this, the open space north of the Chip Inn, hitherto of rough gravel, has been surfaced over and low railings erected to provide parking. A number of fore courts in The Street have also been railed off and resurfaced. As a result of all these developments, the centre of the village looks more attractive and previous problems with casual parking have been greatly reduced.

A small shopping centre has been built in Swan Lane (outside the conservation area). This relates well to the car park off St Michaels Road as well as to the car park behind Jubilee House. There is a new supermarket on the Manor Garage site. Both these developments have helped to reinforce the role of Long Stratton as a small retail centre.

Other housing developments have been completed in the following places:

Flowerpot Lane, on the old school playing field; Ice House Court and two houses on adjacent land to the north; Queen's Court, on land south of the Queen's Head; St. Michael's Road; one house behind Stratton Motors. Outbuildings have been converted to residential use at Guild House and Griffin House. Other conversions include: residential to office use at Netherton House (including the old coach house): the former undertakers building at 'Flint House' is now a school.

A variety of new houses have been built in the conservation area between Ling Cottage and Hill Farm Road. There is also a large new development just outside the east boundary of the conservation area extending southward from what is now Hill Farm Road to land immediately behind dwellings along the north side of Star Lane.

Outbuildings have been demolished behind Heydon House, southeast of The Retreat, behind the Queen's Head (part) and near Green Gables.

Problems And Opportunities

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

There are several issues on which attention should be focused:

Condition of Buildings

There are a number of historic buildings in need of repair or revitalisation through a new use. While owners are usually aware of their responsibility to maintain their buildings, the exercise of local policies or the provision of grant aid may encourage action or help to resolve problems.

Vacant or disused buildings or sites

The Old Court House, north part of Netherton House and Maltings House are all unoccupied. It may be sometime before they are occupied again.

Changes to the Character of the Conservation Area

While the parking problems identified in the 1980 report appear to have been resolved, the danger, noise, vibration and dirt caused by the continuous heavy traffic on the A140 trunk road remain every bit as great as, if not greater than, they were twenty years ago. Only the building of a by-pass would resolve the many problems caused by heavy traffic.

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 buildings that are not listed. 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.

Some of the advertising signage in the centre of the village is not very sympathetic to the historic character of the conservation area and has an adverse impact on views. Whilst some may have been installed unlawfully every opportunity should be taken through the planning process improve signage so that it sits comfortably with buildings and street scene.

Proposals

Having provided an analysis of the conservation area proposals can now be presented for the future enhancement and development of the village.

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

The Strategic Principles and Policies in the Norfolk Structure Plan 1999 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 Long Stratton.

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 Norfolk Structure Plan 1999 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 Long Stratton.

Include policies in the Local Plan relating to the management of conservation areas and listed buildings to enable appropriate advice to be given to owners and developers, and assist the effective determination of planning applications.

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 Area) 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 (see below)
- 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 on the council's website. Information is available in the South Norfolk Council's Place- making Guide.

Publish Historic Environment Guide, providing guidance on development affecting Heritage Assets

Article 4 and Article 4(2) directions

Assess the need to restrict permitted development rights to protect architectural features on unlisted buildings which contribute to the special character of the conservation area, through Article 4 or Article 4(2), for buildings and structures included in the list of buildings of local interest (see appendix 3 (ii)).

Highways

Promote informal agreement with the County Councils Highways department to ensure that works within the conservation area are carried out using an agreed palette of materials.

Specific enhancement proposals

Church House	Replace tarmac surface with more appropriate material
Griffin House	Swap positions of hedge and footpath (subject to by-pass)
Village Hall	Plant trees
Flint House (old school)	Replace concrete surface with more appropriate material and planting; replace wall and fence at entrance to car park with high wall on a curved alignment and with gate pier.
Willow House The Haven Pretoria House	Reinstate dwarf walls, piers and iron railings (combined scheme to give visual unity)
Long Stratton Motors	Replace ground surface with more attractive material; remove canopy; plant trees
The Cottage	Reinstate frontage and side with wood paling fence (adjoining Stratton Motors)
Heydon House	Reinstate missing parts of frontage and side with hedge or wood paling fence and reduce extent of vehicular entrance
Ice House Shopping Precinct	Plant trees; replace hard surfaces with more attractive materials; replace seating areas
Ice House	Remove weeds, plant growth and initiate regular ground maintenance
Ice House Court	Plant tree north side of entrance
Library	Tree planting
Swan Lane Car Park	Plant trees by public toilets
Netherton House	Replace raised concrete area with more appropriate material
Open space between Chip Inn & former 'Booze News & Views'	Some tree planting and improve ground surfacing
Bakery Flinthouse	Replace concrete pantiles with slate
Listed building opposite Swan Lane	Replace pin tiles with pantiles or thatched roof



Appendix 1

Townscape And Buildings

This Appendix describes in more detail the character of the conservation area.

From Hall Lane to Flowerpot Lane

A narrow “neck” at the southern entrance to the conservation area contrasts with the openness of the space beyond, around the church, the village hall and the Flint House. But this openness is modified by the boundary wall and trees of the churchyard, which maintain the linear space of the road, in the manner of an “open screen”.

Looking northwards, The Cottage and Heydon House are a focal point, but the canopy of Stratton Motors cuts across the view. Looking east down Flowerpot Lane, the view is framed by trees on both sides: on one side those of the Old Rectory and the adjoining new houses; on the other, a single tree in the garden of 35 Manor Park Gardens. Looking south (from, say, Ice House precinct) the view down the A140 is stopped by a gentle S-bend and the trees of the churchyard beyond, satisfactorily defining the space of the village. There is a good view of the church tower, with Griffin Cottage in the foreground, though, once again, it is spoilt by the canopy of the garage.

West Side

Corfe Lodge, Corfe Cottage and Chestnut House make an attractive group of historic buildings. They are set back from the road, but “tied” firmly to it by the attached Victorian shop which projects forward. Corfe Lodge has a certain grandeur, with its symmetry, giant pilasters and porch, although these are all later alterations to an older, probably seventeenth century house, as may be seen from the steep roof and central chimney. The garden wall has been rebuilt with an arch that suits the house. The adjoining modest cottages complement the larger house: Chestnut House is brick-faced but is almost certainly part of the same timber framed structure as Corfe Cottage.

The village hall is an interesting example of the Arts and Crafts style, with its buttresses, lead pipes and conscious use of brick and flint. The rainwater heads are dated 1905. In front is a granite war memorial and beech hedge, neatly cut away to allow the memorial to be seen.

‘Flint House’, bears the date 1850, and is of high quality. It is constructed in flint and ‘white’ brick. The roof has unfortunately been re-covered with modern heavily -profiled concrete tiles, which look out of place - although softened by weathering. Its setting does not do it justice: a



Corfe Lodge, Corfe Cottage
and Chestnut House



New extension at St Mary's Church



Willow House



Trees along the front boundary of
St Mary's Church



Village Hall



Griffin House

barren concrete forecourt in poor condition, a wide concreted entrance with standard 'vision-splay' wall and boarded fence.

Set back behind front gardens are two small houses. Shrub Cottage is probably of eighteenth century date and of clay lump. It has an attractive doorway and a well designed modern extension. Beverley House has an interesting outbuilding, once the home of the village fire engine, but its plastic boundary rails are out of place.

In Flowerpot Lane, the Old Rectory is a large, much extended, timber framed house of the sixteenth or seventeenth century. It is barely glimpsed through a screen of trees, but its "presence" and its large garden are important in this part of the conservation area. The new houses east of the Old Rectory sit reasonably well thanks in no small part to the survival of trees and the hedge. The neo-Georgian style of one of them shows an insufficient understanding of the classical elements employed.

East Side

Church House is a fine large timber framed house of the sixteenth or seventeenth century, with typical steep roof and central axial chimney. It stands foursquare between the corner of Hall Lane, the churchyard and the entrance to the village. The insertion of modern display windows detracts from its character and the reproduction mullioned windows are less than convincing. It has a good Georgian doorway.

The Church is the most important building in the village, historically and architecturally, and has been described in greater detail in other publications. Its tower plays a significant role in views along the street, but the impact of the main building is confined to its immediate surroundings. A sympathetically designed extension has recently been added to the north elevation. The mass of gravestones in the churchyard and the yew hedge along its north boundary are important features.

Griffin House is a small timber framed house, with later brick cladding. It must be at least a century older than the date 1719 in an oval recess over the door. A barn behind has been converted to a house. The public footpath now passes inside the front hedge, which is hard onto the road and looks isolated and unkept. It may be possible to re-order this after a by-pass is built.

Willow House, Bryher and The Haven (a semi-detached pair) and Pretoria House are a good group of Victorian 'villas'. The quality of their brickwork is worth noting. Their front boundaries originally comprised iron railings on dwarf walls with large gate piers surmounted by balls or pyramids. Their piecemeal removal or alteration detracts from the setting of the houses.



Ice House Precinct



Stratton Motors



Old Manor House

From Flowerpot Lane to Jubilee House and the Old Manor House

Only two historic buildings survive in this stretch of the conservation area: Heydon House with The Cottage and the old Ice House. The rest is modern development. The overall impression is of a series of individual developments unrelated to one another in terms of their materials, shapes or layout. Where they do “fit together” at all, it is largely thanks to the presence of mature trees.

West Side

The Ice House shopping precinct is a typical development of the 1960's. It is a bold concept, with a high mono-pitch roof and an expanse of white boarding. There is a car park for shoppers hidden behind the building and a generous landscaped forecourt, which seems little used. The rather poorly designed seating areas contribute to the overall drab appearance of the forecourt.

Ice House Court occupies an important position on rising ground: the corner house in particular is prominent in the view from the south. It is unfortunate that the most visible houses appear cramped and meanly proportioned. The new access road makes a wide gap in the street frontage just at the point where, near the open shopping precinct, it needs reinforcing. The Ice House itself, rather than being an attractive feature, appears to get in the way of the new development. Its surroundings are neglected and choked with vegetation, while a screen fence leaves the steps on one side leading nowhere.

Willow View and Garth House are contemporary with Ice House Court, the former taking its name from two large willow trees at the front of the site. Unfortunately, these trees, which were an important feature of the street at this point, have recently been removed making the rather uninteresting modern appearance of the dwellings behind prominent in street views. Their simple block form does, however, relate reasonably well to the design of houses opposite



Manor Court



Supermarket

at Manor Court and Welford Court. Beyond is the new well-designed library building. Its setting on rising ground is gradually being made a little more “comfortable” by maturing vegetation although it could be further improved by the planting of more trees.

A new supermarket has replaced Manor Garage north of the library. The choice of materials and form of the building with its overhanging roof is generally sympathetic to the historic character of the street. Planting and a low post tubular rail fence define the line of the main street. The planting follows on from the line of vegetation at the front boundary of the library site and helps to make the supermarket building sit more comfortably in the street.

The supermarket car park is screened by a brick wall, which then turns in towards an arched opening, forming a pedestrian “funnel” beside Jubilee House. The wall continues the line of the street northwards from the supermarket. The use of engineering brick for the wall coping is not in keeping with the historic character of the street frontage directly to the north and provides an unsympathetic appearance.

East Side

Stratton Motors comprises a group of buildings of no architectural merit set in a wide expanse of concrete and tarmac. On the south side, combined open frontages have damaged the setting of Pretoria House. A large new house has been built behind the garage outside the conservation area.

Heydon House and The Cottage were originally one house. The building is probably of seventeenth century date and a timber framed construction. It has a steeply pitched roof and central axial chimney. A later chimney at the north end is an important feature in the street. It has two good Georgian doorways and Victorian hood moulds over the windows. It is now isolated from its surroundings, and badly needs ‘knitting-in’ again. Its traditional setting has been destroyed: the garden of The Cottage being “absorbed” into the garage forecourt and that of Heydon House has been opened up at the front and the side. The large communications mast behind the properties adversely impacts in views from the street. The outbuilding at the back has been demolished.

Two modern terraces of houses take up the rest of this side: Welford Court and Manor Court. Well set back, for obvious reasons, and with a lay-by, they do not “tie in” with adjoining historic buildings. Whilst the terraces in themselves are thoughtfully designed they do have a rather uninteresting modern appearance. Also, the poor choice of brick and roof tiles together with the lack of planting at Manor Court gives the frontage a rather bleak appearance.

From Jubilee House and the Old Manor House to Maltings House and Ling Cottage



Jubilee House



Cottages north of the
Old Manor House



The building opposite Swan Lane
dates from c16 and was originally 2
houses.



View of The Street at the Swan Lane junction



The Swan Inn



Three Cottages overlooking the Plain.

The grouping of buildings in this part of the conservation area provides attractive and interesting views. Most of the older buildings have steep roofs and central axial chimneys, a large number of which have blue glazed pantiles.

West Side

Jubilee House and Dove House are both older timber framed structures faced in brick during the Victorian period. Jubilee House has fine terracotta decoration, including the head of Queen Victoria, the date of her Jubilee in 1877 and an elaborate central chimney. A dormer and a small oriel are both clad in fish-scale pin tiles. Dove House has terracotta doves on the key stones. Both buildings have modern rear extensions, which fit in well.

The former Angel Inn building is similarly re-faced in brick but the use of mock half-timbering and “soldier tile” lintels suggests an early twentieth century date for this alteration. The front is marred by the replacement of one of the attractive “original” bar windows with a single pane picture window. There is a large public car parking area to the rear.

Forming a firm corner to Swan Lane, the Chinese restaurant is important to the townscape although inappropriate modern windows and signs detract from its historic character. The Swan Inn is a fine timber framed building, with a good Georgian doorway and a complete set of sash windows.

Netherton House is one of two big houses in the centre of the village. It has two parts, each now an office. The earlier north range faces the street. It has a steep roof with original metal casements in dormers. The wall of variegated creamy-pink gault bricks almost certainly hides a timber frame. It has a very fine Georgian doorway and small sash windows. The south range,



Open space between Chip Inn and former newsagents



Queens Head pub



Buildings attached to Barclays bank

of mid-nineteenth century date, is altogether different. It has a low-pitched slate roof, and bracketed eaves, and is built of uniformly coloured “white” bricks (now grey). Its scale is ‘grand’: a handsome bay faces the street, but its principal elevation, with two rows of large sash windows, faces south onto the yard. Both ranges have impressive Victorian chimneys, which are an important feature on the village skyline. The yard is entered between two large piers, whose hinge pins - but not their gates - survive. The old coach house (re-built after the hurricane), now an office, is also on a “grand” scale. It has fretted bargeboards and semi-circular arched openings of gauged bricks. It is marred by the insertion of a garage door and a multiplicity of signs. The lines (and perhaps the structure) of the north range of Netherton House are continued in the adjoining property, which is of red brick.

Further northwards the demolition of old buildings has made a gap of some forty metres in the street frontage. The only replacement building is the Chip Inn: it is detached, set well back and of no architectural merit. The rest of the space is now an outdoor seating area, car parking and a pedestrian way through to the new car park off St. Michaels Road. New surfacing and post and rail barriers have improved the space, but its contribution to the character of the street remains negative.

The former ‘Booze, News & Views’ newsagents has a front wall of red and blue chequerboard brickwork, which probably dates from the eighteenth century. A fascia that is too wide with inappropriate signage spoils its good nineteenth century shop front. A long, tall building extends to the back, with a circular window in the end gable.

Next to the shop, a two-storey building incorporating a shop has filled a site identified in the 1980 report as suitable for development. It has attractive bay windows for display, but these are over-shadowed by an obtrusive plastic awning the full width of the shop front. The use of pseudo-sash windows to the upper floor, a poor choice of brick and concrete pantiles are all disappointing but otherwise the building fills the gap moderately well. To the rear and just outside the conservation area is Queens Court; a small, well designed, close of new houses.

The Queen’s Head Inn is a long, low building, of one storey and attic. It is timber framed with later brick facing, and probably dates from the seventeenth century. Attractive Victorian details include doors, windows and dormers but the modern awnings above the ground floor windows detract from the buildings historic character. At the south gable end is a large chimney stack, and at the north end the original carriage arch. Unfortunately, some of the inn’s yard buildings at the back no longer survive.

The Queen’s Head is part of a continuously built up frontage extending as far as Maltings House. Apart from the inn, it is undistinguished and appears to be all of nineteenth century date. It makes a positive contribution to the townscape, with its gables and chimneys climbing up the slope and its traditionally proportioned windows and shop fronts.

East Side

The Old Manor House, now an office, a surgery and estate agents, is the only building in the parish listed grade II*. It is a substantial seventeenth century house comprising two wings at right angles. It is generally timber framed, but it has a brick south gable which ‘wraps round’ the side walls and incorporates a fine chimney and small circular window openings, now blocked. The top of the chimney is missing, which detracts from the high quality of the building. It has an attractive shop front, with bow windows of Georgian date.

North of the Old Manor House is a group of timber framed cottages. The first is a shop

detached and at right angles to the road. Then there is No.1 (The Retreat) and No.2, which were originally one house. Attached is No.3, which is of unusual interest. It has a cross-gabled street range, with surviving original peg tiles at its south roof slope (which should be retained) and a lower, possibly older, back range. Concrete pantiles have unfortunately replaced original peg tiles at the north end of the roof and provide a poor appearance.

Stratton House (previously 'The Magnolias') is a modern detached house. Then the historic timber framed frontage continues in one of the most important range of buildings in The Street; these are a cottage, a vacant shop and estate agents. Originally two large houses of, probably, sixteenth century date, each with a central axial chimney and with shaped brackets supporting jettied upper floors, they close the view from Swan Lane. Flat and monotonous modern pin tiles have replaced the long thatched roof, which can be seen in old photographs. The windows include a number of old metal casements, which are of interest, but the windows at the first floor are a modern inappropriate design. The position of the road signs gives the front elevation an unfortunate appearance. Attached to the north is the former bakers shop also timber framed, now 'The Olde Bake House' and a bookshop. The building has a later lower pitched roof with modern pargetting decorating the first floor. The front of the bookshop has recently been redecorated sympathetically and with the attached house provides a particularly attractive street frontage.

Further northwards is Roystons Bakery, one of the few Georgian buildings in The Street. Symmetrical, with a low-pitched roof and built of brick, it has sash windows and an attractive original shop front with bow windows (c.f. the Old Manor House). Its historic interest has unfortunately been greatly reduced by the replacement of slates with heavy concrete tiles, the removal of chimneys, the covering of the walls with a textured render and poor signage.

The historic timber framed frontage is then once more continued by a range of three cottages overlooking The Plain. They were probably built as one house. There is a central axial chimney and two later end stacks. The windows, including some old metal casements, the simple door hoods and the old pantiles all look 'right'. The cottage at the south end is used as offices.

Star Lane makes a small break in the frontage and retains its traditional informal character. On its north side is Yew Tree Cottage, probably of eighteenth or early nineteenth century date and of clay lump construction, and an earlier timber framed barn. The fine doorway of Netherton House closes the view west from Star Lane.

North of Star Lane is a range comprising a modern rebuild (Barclays Bank) and an older building. The bank's predecessor was probably part of the same historic structure as its neighbour and its south gable was a prominent and attractive feature in the Street (see old photographs). The surviving older building has Victorian decorative terracotta and hung tiling, but its off-centre chimney suggests an older timber frame underneath the later brickwork. The appearance of the building is marred by poorly designed signage.

Guild House is a fine eighteenth and nineteenth century remodelling of an earlier building, which includes a Medieval undercroft. Old photographs show a 'grand' Georgian west wing, now demolished, which dominated the view up the street. Its trees and garden walls remain important in the townscape. A coach house and a barn have been converted to houses. The simple eaves line of the coach house has been broken by 'dormer' windows and corner finials. A new garden wall, giving privacy to the main house, appears mean in comparison with the adjacent old wall.



The Old Court House



Three cottages north of Chestnut View



Cottages north of the Old Court House

The Old Court House is of particular interest. Possibly of timber framed construction and slightly angled in the middle, it is faced with bricks: red on one half and 'white' on the other. It has an attractive Victorian vent on the roof. The large Victorian windows have been extended downwards for shop display. Attached to the north side is a long range of three one and a half storey cottages with dormered attics: Oak, Court and Ling Cottages. At a slight angle to the street, partly raised above it, and with trees on rising ground behind, they form an attractive end to the built up frontage. However, they are of relatively poor timber frame construction, and for many years they were under threat of demolition as unfit for habitation. They have since been repaired and modernised but they continue to suffer from the effects of heavy traffic.

From Maltings House and Ling Cottage to Hill Farm

West Side

Set back from the road, The Old Barn appears to be a nineteenth century industrial building now converted into a house. Attached to it is a shop and early nineteenth century house, 'Eastleigh'. Beyond is an interesting group of earlier houses, some timber framed. The first is Chestnut View, which has a large south facing parapet brick gable end and attached smaller cottage at the north end. Behind there are three cottages in a small yard. Chestnut View has a mixture of sash and casements windows and a good simple Georgian doorway. Behind, Tuckaway and Hillside were originally one house, as can be seen from the shared axial chimney.

The built up frontage is continued by Hillside Cottages, a later terrace probably of clay lump construction. Two out of the three cottages have been spoilt by inappropriate window replacements.

Set back from the road is the Wesleyan Chapel of 1830 (now a dwelling), a good example of a small rural chapel of its period. Door, windows, pilasters and pediment are the traditional classical elements that combine to make a well-proportioned facade. Further back the walls are



Maltings House



Wesleyan Chapel dated 1830



Row of cottages north of the chapel

of flint. Adjacent is a pair of brick semi-detached cottages, followed - after Mill Yard - by a terrace of four, helping to reinforce the strong linear character of the village.

In Mill Yard, three cottages appear to be a conversion of an older mill building. Beyond them is the attractive Mill House, set in a large garden.

The conservation area extends to include Thatched Cottage, a small seventeenth century farmhouse with steep thatched roof and a fine elaborate central chimney.

East Side

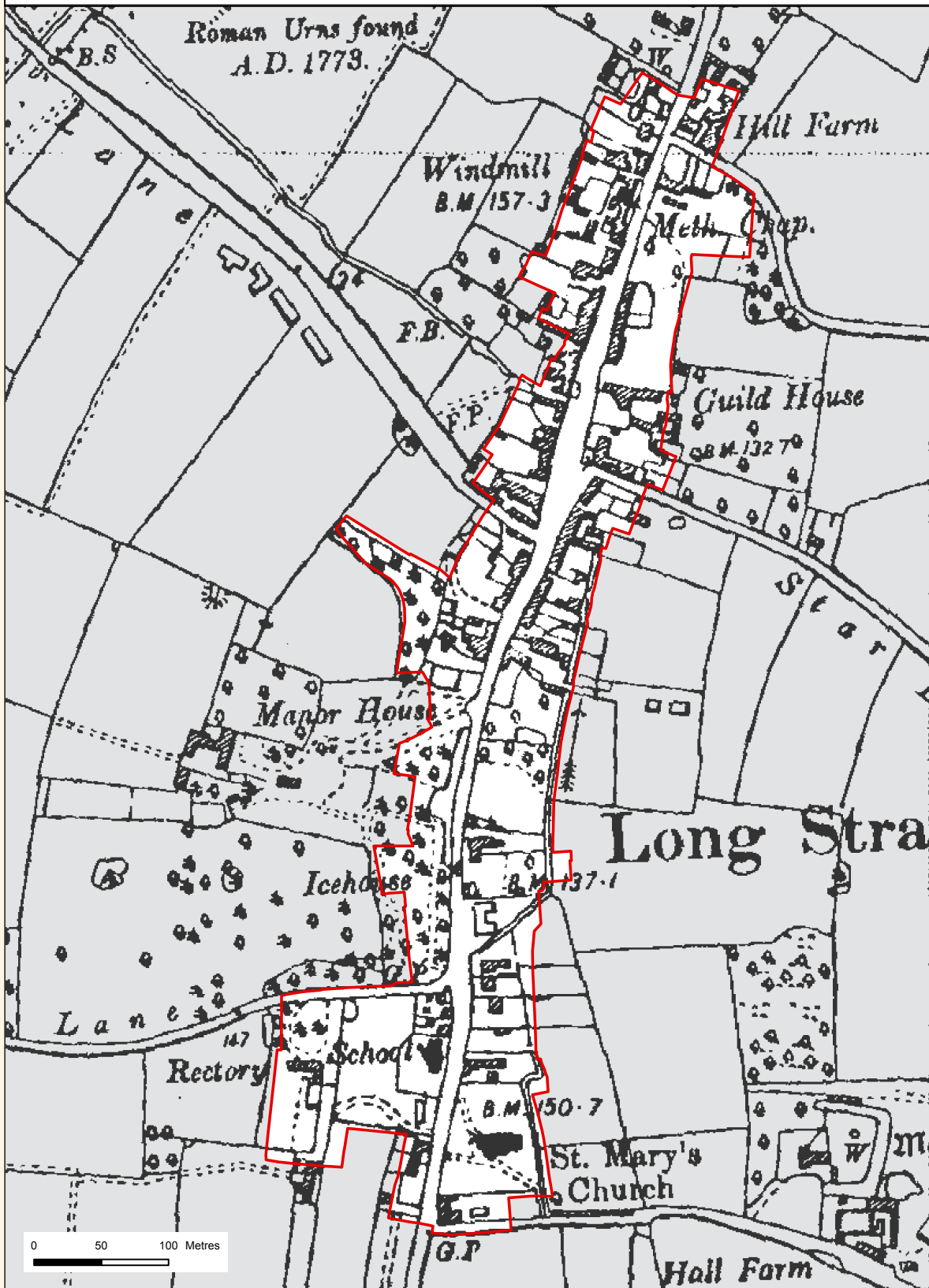
Brick walls, mature trees and hedgerows defined the boundaries with the main street.

The new development north of Ling Cottage comprises two well designed houses set among the trees of an old orchard.

Two ex-police houses of the 1930s separate the old orchard from Edges Lane and Hill Farm. Since the last appraisal Hill Farm has been demolished and the farmhouse replaced with a replica building marking the north boundary of the conservation area. Between the ex-police houses and new farmhouse there is a new terrace of three dwellings. Although these are clearly late twentieth century buildings their scale, fenestration and material finishes are generally sympathetic to the traditional character of buildings further down the street.

Appendix 2

Long Stratton Conservation Area Historic Map 1891-1912



South Norfolk Council
Swan Lane
Long Stratton
Norwich
NR15 2XE

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

Key

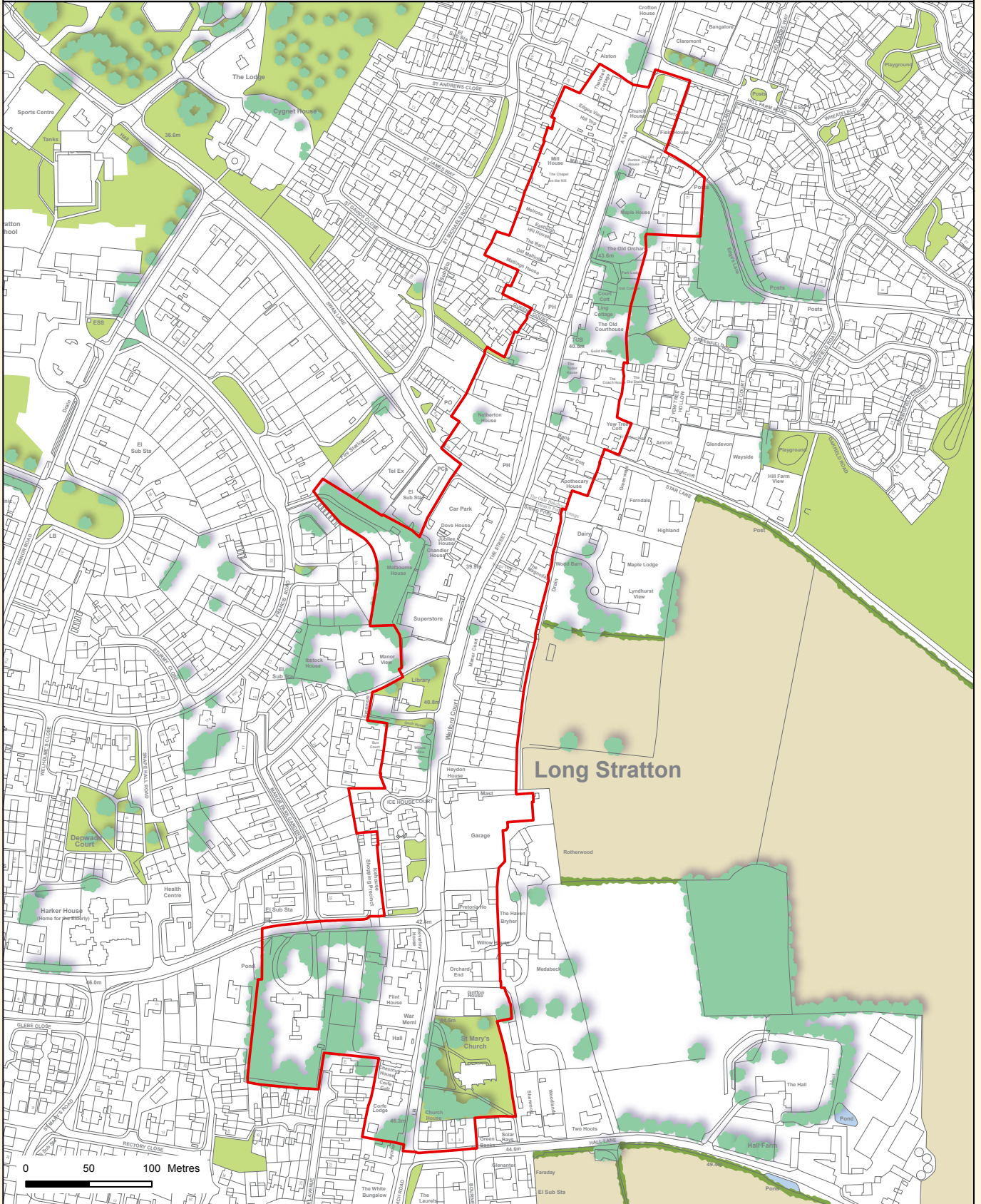
 Existing Conservation Area

Scale at A3:
1:3,000

Date: June 2012



Long Stratton Conservation Area Natural Character Map



South Norfolk Council
Swan Lane
Long Stratton
Norwich
NR15 2XE

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

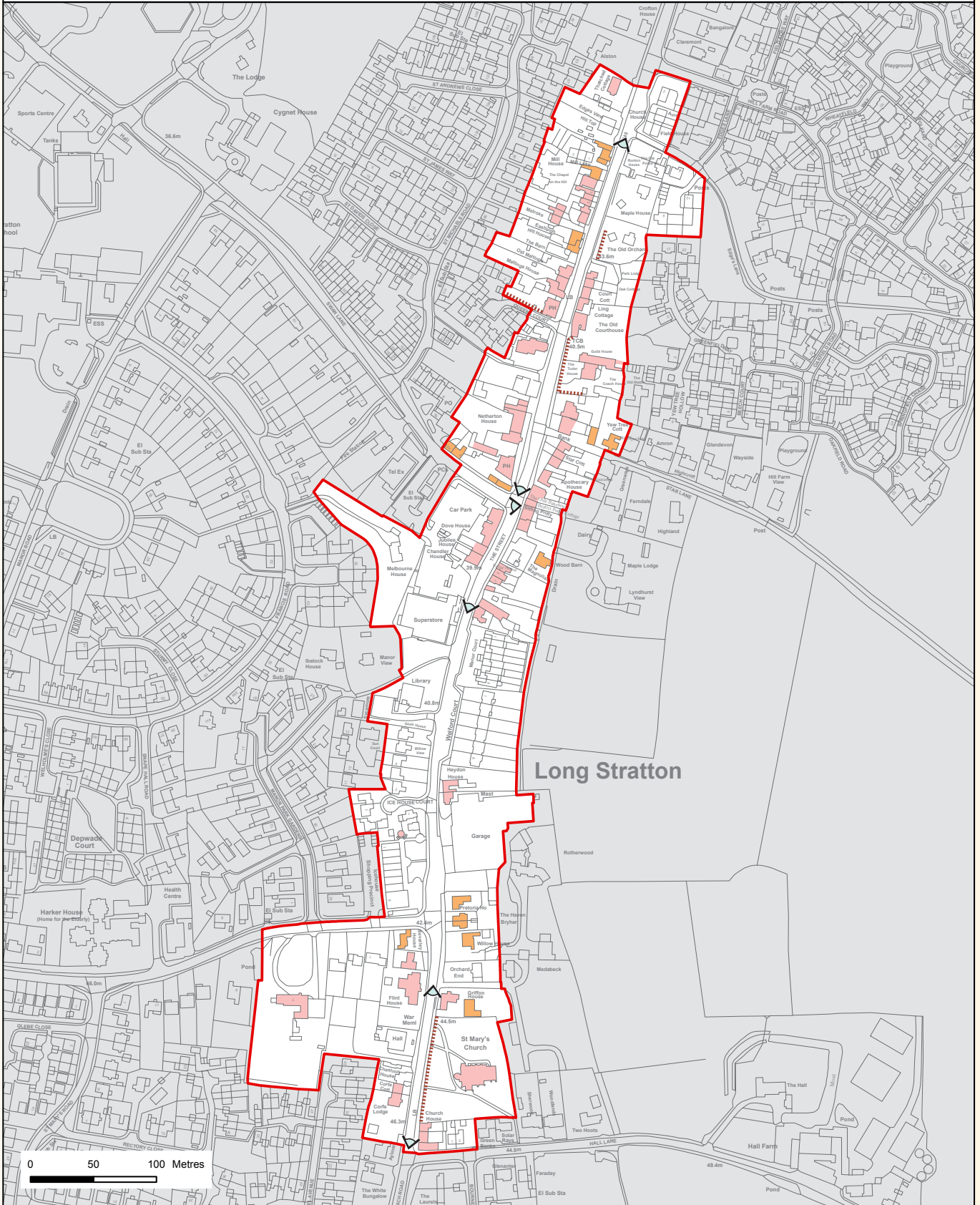
Key

- Open space
- Agricultural
- Water
- Trees
- Hedges

Scale at A3:
1:3,000
Date: March 2012



Long Stratton Conservation Area Streetscape Map



0 50 100 Metres



South Norfolk Council
Swan Lane
Long Stratton
Norwich
NR15 2XE

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

Key

- Listed Buildings
- Buildings of townscape significance
- Historic boundary walls

Key Views

Scale at A3:
1:3,000
Date: February 2012



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. South Norfolk Local Plan

South Norfolk Council is currently reviewing and revising local policies, which will be published in a new Local Plan (LP). In the meantime the more specific local policies included in the South Norfolk Local Plan (1998) are still relevant and include;

IMP1 is replaced by Policy 2 of the Joint Core Strategy for Broadland, Norwich & South Norfolk: Promoting Good Design

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

Parts of the conservation area that fall within the Broads Authority will be subject to their policies as a separate planning authority and not those of South Norfolk Council. The Broads Authority are a special statutory authority that is part of the National Park family but not a National park. They were set up by their own Act of Parliament and have an additional statutory purpose to other parks. The Broads are Article 1(5) land and therefore many of the restrictions with regard to permitted development that apply in conservation areas already apply in the Broads.

Appendix 5

Archaeology

The Norfolk Museums and Archaeology Service compile records of all areas 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 82 entries for the parish of Trowse representing almost every period from prehistoric times to the 20th century, reflecting the development of the settlement on the outskirts of Norwich. The majority of the entries within the conservation area are buildings, including those that are listed and all the 'Colman' properties.

Appendix 6(i)

Listed Buildings In The Long Stratton Conservation Area

Flowerpot Lane

The Old Rectory

Ipswich Road (east side)

Church House (Antiques shop & adjoining cottages)
 St Mary's Church (Grade I)
 Griffin House

Ipswich Road (west side)

Corfe Lodge
Corfe Cottage
Chestnut House
Flint House
Shrub Cottage

The Street (east side)

Heydon House (includes attached Cottage)
The Manor House (II*)
Jenny Austen Estate Agents building
Detached building immediately north of Jenny Austen estate agents
1 & 2 The Street
Forge House
The Cottage (including shops & estate agents)
Bookshop and adjoining cottages to the south
Royston's Bakery
Star Cottage including attached cottages to the north and south
Barclays Bank (see note)
Hairdressers and estate agents in attached building north side of bank
The Tudor House
Guild House
The Old Courthouse
Ling Cottage
Court Cottage
Oak Cottage
Attached cottage north of Oak Cottage

The Street (west side)

Ice House
Chandler House
Jubilee House
Dove House
Former Angel Public House
The Swan Hotel
Netherton House
Former Stables building at Netherton House
Beauty & Beyond
Former 'Booze, News & Views' newsagents
The Queens Head
Former Post Office
Maltings House
Old Maltings
Tuckaway & Hillside
Chestnut View & adjoining cottage
Hillside Cottages
Wesleyan Chapel

Norwich Road (west side)

Thatched Cottage

(Note: Barclay's Bank is a modern replacement. It is recommended that it be de-listed but that the adjoining premises to the north remain listed.)

Appendix 6 (ii)

Unlisted Buildings In Long Stratton Conservation Area Of Townscape Significance

Ipswich Road (east side)

Wall to Churchyard
Converted barn behind Griffin House
Willow House
Bryher
The Haven
Pretoria House

Ipswich Road (west side)

Beverly House, including outbuilding on Flowerpot Lane

The Street (east side)

Barn east of Stratton House (previously 'The Magnolias')
Walls to south and west of Guild House
Wall to The Old Orchard

The Street (west side)

Premises south of Swan Hotel

Wall between The Queen's Head and Queen's Court

The Old Barn attached to Hill House
Hill House
Eastleigh

Cottages immediately north of Wesleyan Chapel

Cottages south of Hill Top

Star Lane

Barn immediately east of Barclays Bank
Yew Tree Cottage

Swan Lane

Cottages 2 & 2a Swan Lane

Appendix 7

Sources and references (for this review)

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Norwich and its Region, British Association for the Advancement of Science, 1961
English Heritage: Guidance on conservation area appraisals, 2006
English Heritage: Guidance on the management of conservation areas, 2006
English Heritage and CABI: Building in Context: New development in historic areas

Appendix 8

Contacts:

SNDC Conservation Team – 01508 533812/533948
www.south-norfolk.gov.uk

Norfolk County Council - 0344 800 8020
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Historic Environment Service – 01362 869276
www.museums.norfolk.gov.uk