



Saxlingham Nethergate

Conservation Area Character Appraisal and Management Guidelines

December 2018



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Introduction

Saxlingham Nethergate is one of the principal historic villages in the district of South Norfolk. It is situated about seven miles to the south of Norwich on a direct but minor route to the city and a mile from the busy A140 road, which carries traffic between Norwich and Ipswich.

Under the terms of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a conservation area. The 1990 Act also requires local authorities to prepare management guidance and proposals for conservation areas. The Saxlingham Nethergate Conservation Area was originally designated in 1973. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

Key Characteristics

- Conservation area divided into three distinct parts with three greens
- Situated across the valley of a minor stream
- Developed as a linear settlement along the line of the stream
- Strong natural character with dense woodland to the east side
- Mature hedgerows and low brick/flint walls at front boundaries are key features

Historical Development (also see historic map in Appendix 4 page 22)

The name “Saxlingham” indicates “the home of the folk of Seaxe” and was first mentioned in an Anglo-Saxon will of 1046, although evidence has come to light of an earlier Roman Villa to the north of the parish. The part of the village now known as Saxlingham Green has always been part of Saxlingham Nethergate, and was known as “Eastgate Green” at least as late as 1871.

The church of Saxlingham Nethergate is mentioned in the Domesday book and retains visible features of Saxon and Norman date. Part of an old south doorway survives and the church also contains Norfolk’s oldest stained glass.

There were three manors in Saxlingham; Saxlingham Netherhall (sometimes called ‘Overhall’), Verdons and Saxlingham Thorpe. The location of two of the manors has been confirmed - The Old Hall and a moated site in Elmer’s Lane, while the third, Saxlingham Thorpe, was probably sited off Wash Lane, then the main road to Hempnall.



Church of St Marys



Old Hall, Church Green

Saxlingham Nethergate almost certainly developed as a typical “street village” as a linear settlement along a road, which in this case followed the line of a stream. This is clearly reflected in the character of one side of both The Street and Church Hill. In complete contrast, the opposite side reflects the wealth and social standing of an 18th Century “squire-parson”, in the unusually fine old rectory and the landscaped park which forms a backcloth to the whole village.

Throughout the 19th century, there were three schools in the village. One is now the bungalow called “The Lilacs”, the second is opposite the War Memorial (then known as Timber Hill) and later replaced by the present school, and the third, a thriving “Dames’ School” near The Old Bakery.

A few of the earlier buildings, including two former public houses, still retain fine thatched roofs. In the 19th and 20th centuries, the Steward Family (who bought the estate in 1824) has had a significant influence on the social and physical well-being of the village, notably in the building or improvement of cottages and the donation of the Village Hall.

Despite this physical growth, the population of the parish dropped by 100 in the 19th century to around 550 and remained fairly static for another 50 years. However, since 1921 the population steadily increased to 702 in 1991 although the 2011 census shows a reduction to 688.

The 20th century saw an increase in the popularity of the village as a prime commuter location lying as it does in attractive country surroundings only a few miles from Norwich and other major transport routes to the south. Many villages and hamlets lying south of Norwich have evolved in this way the mobility of the car having encouraged commuting to major centres of employment. This trend has been helped by a gradual reduction in employment opportunities within the villages themselves and surrounding countryside.

Saxlingham Nethergate and Saxlingham Green both provide typical examples of these trends. The results of the change in farming practice and major shifts in wealth have led to dramatic changes in property ownership. Most property is now owner occupied, cottages have been amalgamated and extended, farm houses generally no longer contain farmers, stables and barns have been converted and at the end of the 20th century it is difficult to see how significant further development could be accepted without damaging the essential character of the area. Major infill housing schemes have been undertaken on the periphery of the Saxlingham Nethergate conservation area since it was first designated.

Character Assessment

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

Saxlingham Nethergate and its Setting

The parish is one of several in the area of South Norfolk located in the gently rolling countryside which contains streams and tributaries of the major river systems. In this case the parish lies across the valley of a minor stream which flows westward to the River Tas joining it at Saxlingham Thorpe. It is a linear settlement straddling the Norwich to Hempsall Road moving parallel to the River Tas itself. The dense vegetation to the south results in limited views from the conservation area to the open countryside beyond, and consequently there are also limited views from the open countryside into the conservation area.

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



Conservation Area Boundary

The conservation area is essentially 'L' shaped and contains all the important building plots of the old settlement together with the significant elements of landscape such as water meadows, The Old Rectory garden and area around Church Green. The conservation area boundary, however, has been located essentially to contain the important buildings and their plots.

Left: View of surrounding landscape from church car park.

Two additional areas of land are new included in the conservation area: the meadows to the east side immediately adjacent to The Street which forms an important part of the natural character of The Street towards the east side; and land either side of the junction with Cargate Lane which also forms part of key views of the small green at 'Hill Top'. There are other minor changes to the boundary so that it is brought in line with existing physical boundaries to make the conservation area clearly identifiable.

Street Patterns and Historic Grain

The street pattern serves to give Saxlingham Nethergate its essential character and townscape quality. The road from Norwich falls on approaching the village from the north and the subtle curves of The Street provide a series of changing and interesting views. Before the road turns dramatically to the east the view is cut off in classic townscape fashion by the War Memorial and its associated green. Pitts Hill falls down into this 'node' from the west and a wide bridleway leads southwards towards Woodhouse Farm. This bridleway ultimately links up with the matrix of footpaths which criss-cross the open countryside.



View of the Old School House looking forwards Church Hill



Looking north along The Street from the War Memorial

The main road to Hempnall then travels uphill (as "Church Hill") to the east to reveal a further band of settlement on the south side of the carriageway. This attractive vista at the top of the hill is closed by the mature landscape surrounding the 17th century Old Hall. The carriageway then bends round to the south before again gently rising to the yet higher ground of Saxlingham Green itself.



View of the Old School House looking forwards Church Hill



Looking north along The Street from the War Memorial

The east side of the village is largely characterised by historic dwellings along the main street to the south and east sides, with more recent dwellings set back in between the older ones. To the west side the character is largely defined by woodland on the sites of The Old Rectory and Saxlingham Old Hall and the church, but this ends at the open meadow opposite Brown's Lane where there are long views across the fields.

Perambulation

The conservation area is divided into three distinct parts: the area of Church Green which is situated on higher land to the south-east of the village; The Street and Church Hill, which both meet at War Memorial Green; the area of Brown's Lane up to 'Hill Top' where a further small green occupies the northern most part.

The Church Green Area

Church Green is a very attractive open space, and is well looked after. On the east it is open across a "ha-ha" and there is a good oak fence to give a fine view of the Old Hall. The Hall is separated from The Old Rectory by a high hedge with a rail at the north end separating it from the churchyard. There is a good view of the church beyond. South of the road and opposite the hall is the 19th century school building. The Green has a splendid oak tree at the churchyard end, a number of younger trees and good yew hedging. A pleasing village sign faces the road. The Old Hall and The Old Rectory are each fine examples of buildings of totally different styles and periods, although the mature hedges and trees around The Old Rectory conceal what must once have been an exciting architectural juxtaposition between the two houses. As it is, the view of The Old Hall and the church with The Green in the foreground must be one of the most attractive and best known in the villages of South Norfolk. The Old Rectory enjoys its own landscape setting, which is grand in scale, yet small in size, and so just right for the house, designed by Sir John Soane



Old Hall at Church Green



Churchyard railings

The Church of St Mary, part of which dates from the 14th century, is set well back from the road and enjoys attractive views both over the meadows to the north, and the Green to the south. The Old Hall is a fine "E" shaped Elizabethan House set behind and framed by mature trees and hedges. The 'ha-ha' ditch, a traditional yet unobtrusive barrier, and the shaped yews are attractive landscape features.



Porch at the Church of St Mary



Gravel drive and mature hedgerow
opposite Church Green

The school and “The Lilacs”, although not of such outstanding value, are nevertheless important elements of the townscape in this area. The construction of the two new late 20th century dwellings to the west of The Lilacs has been carried out sensitively with the new houses set some distance back from the road. The scheme has incorporated an attractive forecourt fronting the road consisting of a gravelled access drive, grass verge and hedge. The dwellings themselves are of an acceptable design and being at single storey height are not prominent in key views from the road.

The Victorian school building is still in use as the village’s primary school. Re-ordering the flat roof porch extension would help to improve views from the road. However, the 21st century extension to its south side, which includes a flat roof section is a sympathetic design that adds further architectural interest to the site. The two large gable end sections of the extension are prominent in views from the road as one approaches from the south side. Their traditional form picks up on that of the existing building but the detailing and use of modern materials provides a contrasting but pleasing contemporary feel.

Mention should be made of the brick crinkle crinkle wall which has been constructed to the east of The Old Rectory fronting the west building of the Old Hall, the iron railings and kissing gate to the north of the Green, and the brick screen wall to the east of the south churchyard facing the farm track. All these are important elements and contribute greatly to townscape quality. The farm outbuildings to the north of Old Hall are a fine example of agricultural structures and are of great townscape quality. Additional pavilion structures have been added to the south east of The Old Rectory and are mentioned in Pevsner. Following this area of modern housing The Street then tightens up again on both sides with a very small red brick cottage with small gable to the street on the south side and a tall boundary wall. The cottage has a C17 timber frame and is listed – the original mullion windows can be seen behind the glass in the side elevation. This building is followed by numbers 30/32, which are also listed and C17, but now fronted with Victorian white gault bricks (white gault brick being one of the local characteristics of buildings within the Waveney Valley during the C19.) The frontage also has more modern C19 casements with more vertical emphasis than the older cottages, and has plastered lintels to imitate stone.



Oak Tree at Church Green



Crinkle crinkle wall at the east boundary
of The Old Rectory

Church Hill and The Street

The attractive grounds of The Old Rectory, as well as being a significant feature in itself, provide a natural boundary to the east side of The Street. The small stream, its bank and its railings are equally important to the character of the street scene and contrast with the walls, small hedgerows and buildings on the opposite side of the road. Together, these elements serve to define the spaces of The Street. At Church Hill the tall mature hedgerow at the boundary of the Old Rectory encloses the road helping to hide any indication of the attractive open views of the green in front of The Old Hall as one emerges at the top of the hill.



Traditional style building close to the road at Church Hill



20th century railings at The Street

While only a few buildings are listed as being of special interest, it is clear that there are a great many others which are of historic or architectural importance (see map on Appendix 5). Houses have either a brick or rendered finishes with clay pantile roofs although there are some flint cottages and several thatched roofs. Most buildings are orientated north to south, and so tend to be parallel to The Street but at right angles to Church Hill. Together with the subtle curves of The Street, this has created a series of intimate views and enclosures. The buildings along The Street are set back behind deep front gardens. In Church Hill one or two are set close to the road with the majority of houses and their outbuildings forming courtyard areas. Roofs, are seen one beyond another in the attractive view down Church Hill.



Stone Cottage and Forge Cottage in The Street



School House

The War Memorial, which has been listed since the last appraisal, won a Royal Academy Award for its design and provides an unusual but attractive focal point at the pivot point between the The Street and Church Hill. Its setting is enhanced by Corner Cottage and Appletree Cottage at the west side.

Right: Looking towards War Memorial from Church Hill





New Cottages in The Street

Other buildings and features of particular interest include the Village Hall, which is an elaborate 'picturesque' building, but not perhaps sited where it can be appreciated to the best advantage. The unusual windows and historic railings to the terrace 'New Cottages' are of particular value.

The churchyard to the south of the church is extremely diverse with historic building types of different ages, with the dominant landscape of The Old Rectory Garden to the west (and on Church Hill). To the south, the variety of views and vistas are governed by the plot size and road alignment, and 'layering' of building plots.

The latter is an unusual feature of this settlement and is probably due to the effects of land ownership. Because much of the eastern part of the conservation area is taken up by The Old Rectory site, pressure to develop land west of The Street and south of Church Hill was probably great. These 'plots behind plots' as it were are accessed through small passages between the buildings on the street line. Back cottages, Belcoombe Lodge and Eastgate House are good examples. This settlement pattern gives the village a greater density in this area which has been strengthened by new housing.



Historic wall along The Street

Mention should be made of the importance of walls, railings and hedges to the general townscape quality of the area. Any future development could include the reinstatement and strengthening of these important townscape components.

Another important element which contributes to the character of the area is the drainage system and its associated ditches, grass, banks/verges, safety railings and bridges. The concrete posts and metal railings have been mentioned above and are a vital component from a pedestrian safety point of view and need to be maintained.



Railings and stream at The Street



Bridleway at the foot of Pitts Hill

The drainage at the foot of Pitts Hill around the bridleway going south is poor and would benefit from some remedial work. The ponding there at present is severe, and the area floods in periods of heavy rain.

In general terms however, the character of the village is delightful in purely visual terms. The loss of village services and social infrastructure is unfortunate, but also a national problem. The vitality this gives to an area is conspicuous by its absence in Saxlingham Nethergate. The original shop opposite the War Memorial closed in May 1999.

Stream to Hill Top

This area is more open in character and is separated from the remainder of the conservation area by Brown's Lane on the west and the water meadow opposite. The solid frontage to Salletts Farm on the corner of Brown's Lane has particular townscape value, closing the view from the north and providing a firm 'entrance' to the Street. The majority of buildings appear to be of 19th Century date and focus on the small green at the crossroads. The area is enhanced by the setting beside the water meadows which can be more fully appreciated from the footpath around The Old Rectory grounds.



White Cottage



Traditional outbuilding at Sallett's Farm

The southern boundary of this part of the conservation area is formed by the stream running from the north boundary of The Old Rectory to the west where it eventually joins the river Tas at Saxlingham Thorpe. Whilst not particularly prominent in scale it is the generator of the local topography and land use including the attractive water meadows stretching eastwards, the drainage ditches adjacent to The Street and Church Hill, and the road system. The north side of the valley beyond the stream gently rises to a further important focal point, the small green at the conjunction of the Shotesham Lane, Stoke Road, and Cargate Lane which leads to Saxlingham Nethergate to the west. Mature vegetation at the road junction and beyond helps to enclose views from The Street as one moves towards Hill Top from the junction with Brown's Lane.



Shotesham Lane from The Street



Railings at the boundary of the hedgerow along The Street

The later settlement of the village has gradually spread northwards from the water meadows, the older buildings being mostly Victorian and now interspersed with more modern development beyond the conservation area boundary to the north, north east and west.

The historic outbuildings close to the road are an important element in the townscape at Salletts Farm. The area to the east of Swan Cottages is almost a mini green with a wide grass verge

and seat and this would benefit from some hedgerow/tree planting and walling. The terrace of cottages adjacent to the north side are all Victorian and of townscape value despite some modern window detailing. The strengthening of hedgerows and walls should be encouraged in this area.



Cottages at the junction of The Street and Shotesham



Traditional outbuilding at Sallett Farm



Hill Top visible above the hedgerow

Hill Top recently is believed to have originally been thatched. As recommended in the previous appraisal the building is now included within the conservations as is a particularly attractive flint outbuilding within the grounds of 'Robin Hill.'

Traditional Materials & Architectural Details

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

Roofs

There are a few thatched roofs that add much charm to the village but clay pantiles are the prevalent roofing material. A large proportion of these are blue/black glazed with the remainder red/orange. There are also clay peg tiles and slate roofs.



Tudor Cottages



Historic wall, The Street



Historic wall, The Street

Walls

Walling materials are a mixture of fair-faced Norfolk brickwork, colour-washed brickwork, colour-washed render, and some flint work, which is mainly along The Street. Many walls have attractive traditional coping details such as half round or ogee profiles. The combination of red brick with flint in many of the walls adds much to the historic character of views along the main street through the village.



Historic wall, The Street

As well as the flint boundary walls there are one or two flint buildings in the conservation area, all of which contribute much to attractive views in the street scene. Stone Cottage and Forge Cottage are a pair of semi-detached houses of good quality flint work with brick dressings. Their large chimneys, hipped roof (most houses have gable roofs) and porch canopies help to make them stand out in the street scene.



Flint outbuilding, Shotesham Lane



Flint outbuildings Cargate Lane

Many of the houses along the street have quite plain traditional architectural detailing, typical of 19th century cottages and this defines much of the character of the street scene. Brick porches, casement windows in a simple formal arrangement and large chimneys can all be seen on many of the houses. Some have fine brick detailing and more interesting window designs as can be seen at New Cottages. The dentil brick course on the outbuilding on the corner of the junction with Browns Lane is quite noticeable detail in views of the building from the main street.



Nethergate Cottage, The Street



Cottages Shotesham Lane

The large pyramid shape roof of the war memorial sits well at the centre of the green, its pitch and height picking up on that of the gable end of the former shop at Corner Cottage immediately behind it as one looking towards the green from Church Hill. Although a more recent construction than most buildings in the conservation area its material construction, overall scale and massing are all sympathetic to those of the surrounding houses, the memorial providing interest to this part of the conservation area. The low wooden post and metal railing fence around the memorial is also sympathetic, sitting comfortably in views.

The architectural details of Old Hall include steeply pitched gable dormers, decorative chimney stacks and timber mullioned windows with leaded lights. The shallow pitched decorative leaded roof canopies above window openings almost give the impression of triangular pediments often seen on similar more formal brick buildings of the same period.

Railings

There are few historic railings in the conservation area, those of any note being at the entrance to the church yard and in front of New Cottages. Both add much to the historic character of the two sites. More prominent are the white 20th century metal post and rail fencing along the street and similar fencing towards the top of Church Hill and south of the Hill Top either side of the road. Although these railings are not in keeping with the historic character of the street scene, they function as essential safety barriers and have to be a prominent for motorists to see.



Natural Character and Open Spaces

The landscape of the village is quintessential to its character. The importance of the three “Greens” as open spaces has been mentioned.

The stream over which the village is built is not really visible but its presence is felt in the way it has generated the attractive water meadows to the east and is responsible for the general topography of the land.



Looking South along The Street - railings & stream to the left side.



Mature trees opposite War Memorial

The most dramatic presence of trees is seen as a backdrop to the carriageway and runs almost uninterrupted from the water meadows in the north right round to the Church Green in the east.

The break in the tree line caused by the settlement around Tudor Cottage adjacent to the War Memorial is compensated by the presence of mature trees further to the east. The tree line is generally accompanied by mature hedges which add to the strength of the green visual barrier.

The Old Rectory Garden is essentially a secluded and secret open space containing fine trees, lawns and lakes.

The landscape towards the south east of the conservation area becomes more rural as the village 'peters out' and the roads begin to run uphill again towards Saxlingham Green. In the southeast corner, the school playing field and its hedgerow border acts as an effective edge to the conservation area boundary.



Driveway entrance to the Old Rectory

In other respects the open spaces formed by the dramatic set back of buildings from the road line creates a pleasant green 'foreground' to the building line and heightens the drama of sequential views of buildings.

Street Furniture

The general standard of street furniture and townscape components is reasonable in terms of quality and design.

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



Listed telephone kiosk at War Memorial Green

The level of signage and other street furniture is in general not obtrusive. The village sign at the Church Green in front of Old Hall is most attractive. The much more recent adjacent simple timber sign advertising the Boudicca Way is equally sympathetic and sits comfortably within the natural setting of the green.



Signage at church green



Signage & street furniture at Hill Top

Conservation Management Guidelines

Highways

Traffic calming measures would certainly help to reduce the amount of speeding traffic through the village. This could be done by the construction of raised cushions or speed humps.



Railings/fencing/walls

Fencing and boundary brick walls at the front of properties contribute much to the character of the street scene

Repair and reinstate the fine oak fence to the Old Hall and repair churchyard wall on east boundary.

The concrete posts of prominent fencing close to Hill Top and at Church Hill could be replaced with metal posts to provide an appearance a little more sympathetic to the character of the conservation area.



Drainage

The drainage at the bridleway adjacent to Pitts Hill could be improved to prevent the build up of water.



Fenestration

In the village many houses have retained their original windows or windows styles. Care should be taken when repairing or replacing windows to keep traditional styles in keeping with the character of the conservation area. Where possible, original metal casements should be retained.

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



New traditional windows at White Cottage

Painting/colour washing buildings

There are a number of painted rendered properties in key views from the main street. Most are painted in off-white/cream colour.

Careful consideration needs to be given to the painting of buildings to ensure historic character is retained. Generally softer shades of different colours, preferably in lime wash will provide the best appearance.



Corner cottage

Article 4 Direction

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.

Article 4 Direction would safeguard the front railings and Gothic style arched windows at 'New Cottages'.



Gothic Windows at the New Cottages

Ground surfacing

Many of the drive entrances and courtyard areas at the front of properties have a traditional gravel finishes. Pavements are in tarmacadam but some with a smooth modern finish.

Where any tarmacadam is to be re-surfaced then this could be done using tarmacadam with large chippings as has been already been used in some areas.



Gravel drive

Appendix 1 (i)

Listed buildings

Church Green

The Old Hall
Church of St. Mary the Virgin
The Old Rectory

Church Hill and The Street

Church Hill Cottages (now Eastgate Cottage)
Adelaide House
The Old School
Tudor Cottage
The Lilacs
Corner Cottage
The Old Bakery
Old Carriers Arms
Yew Cottage
Cottage, 25 The Street
Beech View
Belcoombe Lodge
Nethergate Cottage
Saxlingham House (formerly Nethergate End)
Boundary wall to Rectory
War Memorial

From Stream to Hill Top

Salletts Farmhouse

Appendix 1 (ii)

Unlisted buildings of townscape significance

Church Green

Primary School
Outbuildings to Old Hall
Crinkle crankle wall to Old Rectory

Church Hill and The Street

Orchard View Barn and outbuildings to south side
Orchard View
Forge Cottage
Stone Cottages
Cottage to north of Carriers Arms
Back Cottages
New Cottages and their railings
Village Hall
Western Cottage Pitts Hill
South Cottage

From Stream to Hill Top

Outbuildings to Salletts Farm
Swan Cottages
Hootnanny
East View Benbecula
Garden Cottages
Cottages south of Garden Cottages
Hill Top
The White Cottage
Prince of Wales House

Appendix 2

Policy

Policy background

In recent years, the approach to conservation area designation has changed considerably. It is now recognised that development plan policies, development control decisions, and proposals for the preservation or enhancement and the management of conservation areas, can best be achieved when there is a sound understanding of the special interest of the conservation area. This position is reinforced as follows:

The Planning (Listed Buildings and Conservation Areas) Act 1990 in section 66(1) makes it a duty of local authorities when considering applications to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. Under section 72 of the same Act, it is a duty with respect to any buildings or land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012 Paragraphs 126 to 141 cover “Conserving and enhancing the historic environment”. Joint Core Strategy- Policy 2 : Promoting Good design South Norfolk Local Plan The South Norfolk Local Plan Development Management Policies Document was adopted in 2015 and policy 4.10 covers Heritage Assets.

Public Consultation

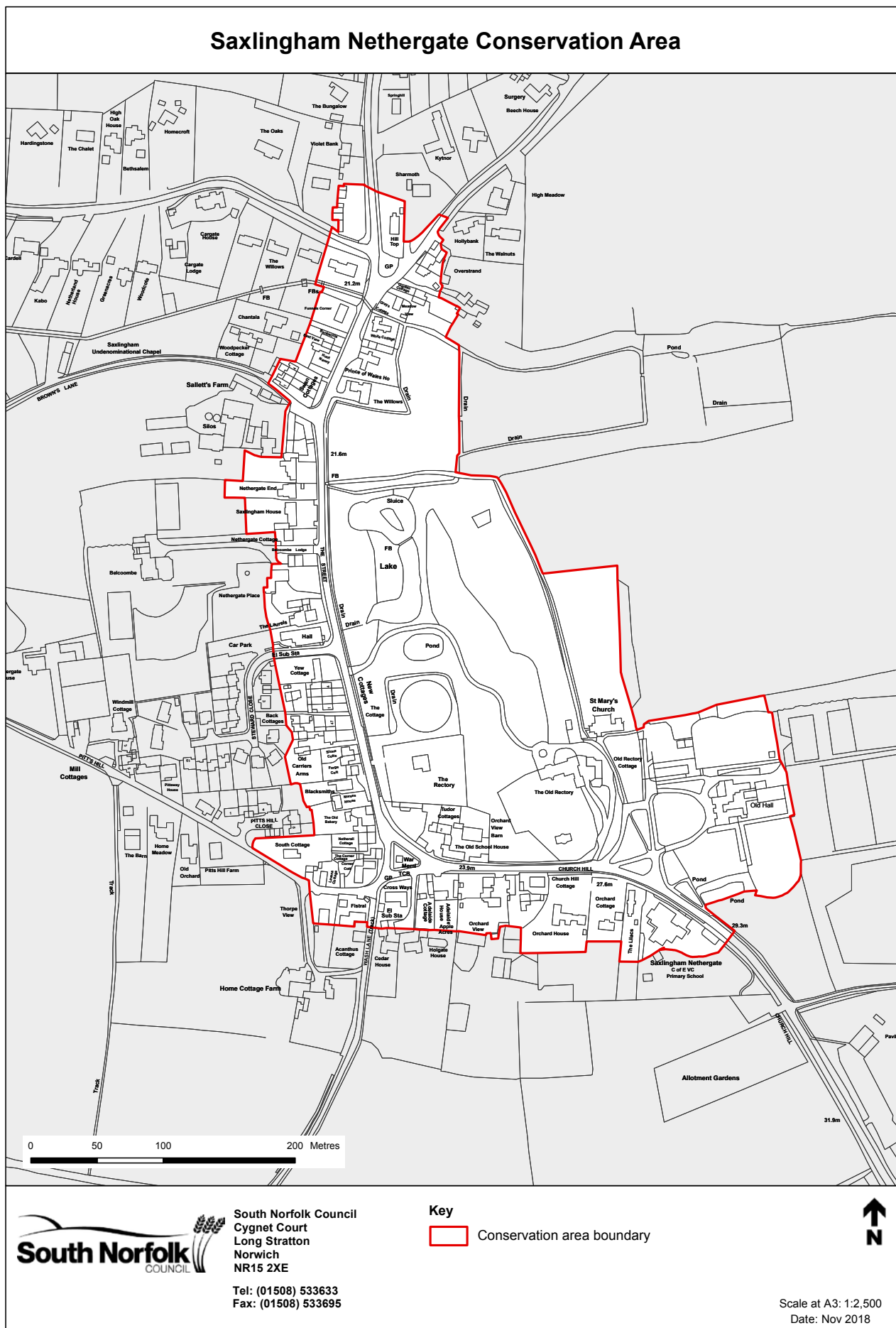
An informal ‘walkabout’ of the area was organised with local residents and councillors on 17 December 2017. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 2nd to 29th July 2018.

This included:

- A public exhibition held in Saxlingham village hall on 25th July for three hours with an officer in attendance to answer any queries.
- Advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council’s website and at the reception desk.
- Emailing Ward Councillors, County Councillors, the Parish Council, Norfolk County Council Historic Environment Service and Historic England.
- A presentation made to the Saxlingham Parish Council on 9th July.
- Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being included in the conservation area.

As a result of the consultation some revisions were made to including curtilages gardens areas within the area.

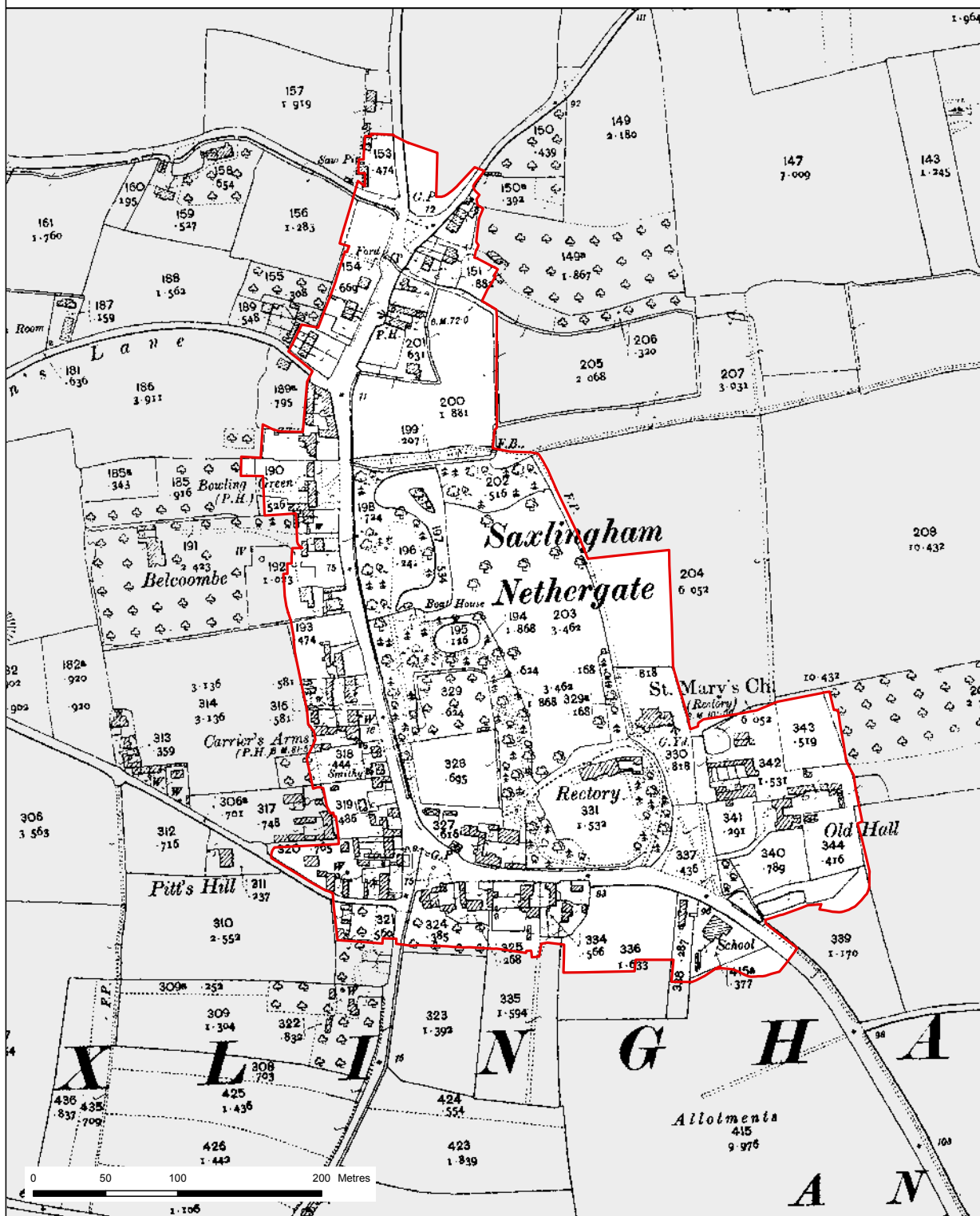
Boundary Map



Appendix 4

Historic Map

Saxlingham Nethergate Conservation Area, Historic Map 1906 -1914



South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

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

Key

Conservation area boundary

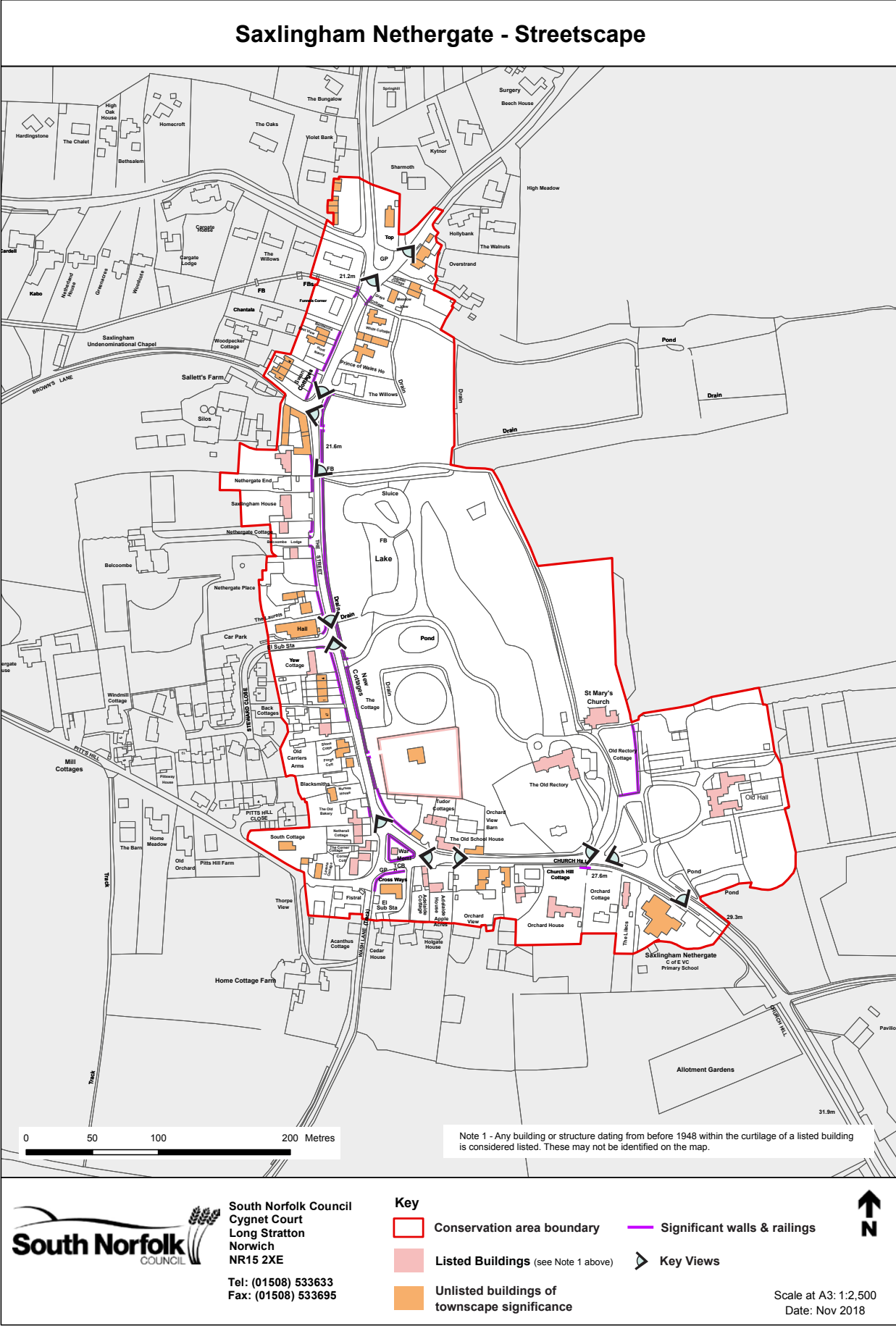


Scale at A3: 1:2,500
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Appendix 5

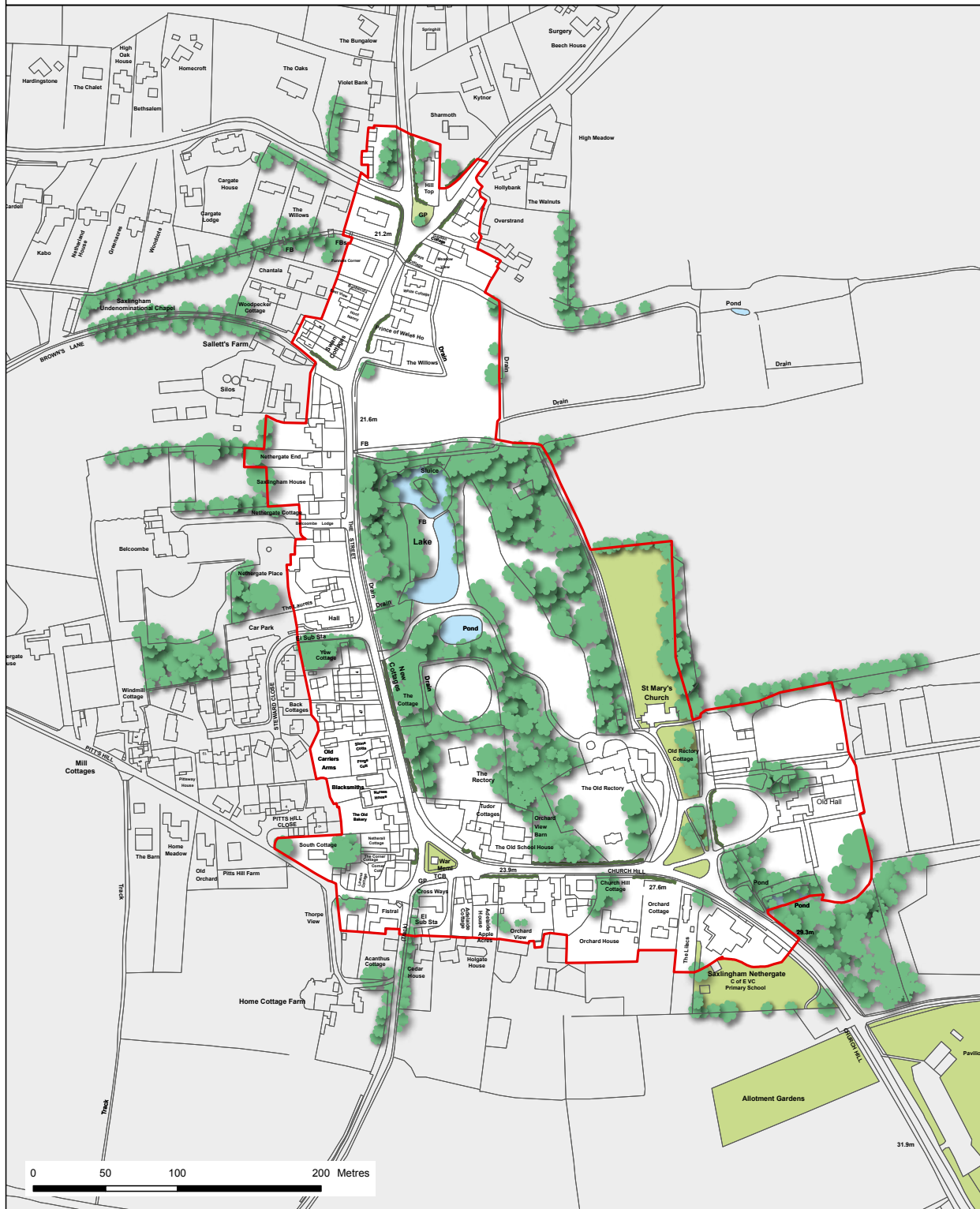
Streetscape



Appendix 6

Natural Character

Saxlingham Nethergate - Natural Character



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

Key

- Conservation area boundary
- Open Space

- Trees
- Hedges



Scale at A3: 1:2,500
 Date: Nov 2018

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