



Shotesham

Conservation Area Character Appraisal and Management Guidelines

December 2018



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Introduction

The main village lies on one side of the valley of Shotesham Beck, a small tributary of the River Tas. It is a linear settlement stretching from Hollow Lane at one end to the fork between Brooke Road and Market Lane at the other. The Street has two distinct sections: East of All Saints Church, at the junction with Rogers Lane, it runs along high ground well clear of a small escarpment which descends to the bank of the beck; north of Rogers Lane, however, the beck meanders through a level flood plain and the Street runs at low level alongside the water meadows.



St Marys & St Martins

West of the beck, the land rises to a gently undulating plateau before gradually falling again to the Tas Valley. The Norwich Road runs along the 'ridge' of this plateau, with mainly open country to the east, and to the west is Shotesham Park, a 'designed' landscape of open parkland dotted with trees, enclosed by dense belts of woodland and centred on the great house itself. Along the west boundary of the park indigenous trees mark the line of the Tas.

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. Shotesham Conservation Area was one of the first areas in South Norfolk designated in 1973 and was last reviewed in 1994. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

Key Characteristics

- A unusually undulating landscape with numerous changes in level allowing extensive views and enhancing the prominence and settings of key buildings
- Attractive valley setting of main village
- Key historic buildings of various traditional and classical designs, some of these, or their boundary walls are hard onto the edge of the road
- Nationally significant country house and landscaped park

Historical Development (also see historic map in Appendix 4 page 23)

The name Shotesham derives from the Saxon Scots-ham. This probably indicates either a settlement established by a man name Scot (literally the Scot) or a settlement of Scots. At one time it was known as Scotessa or Scotessam.

Records indicate that the parish was at one time divided into twelve “portions”, which were later amalgamated into four parishes, each with its own church: All Saints, St. Mary’s, St. Martin’s and St. Botolph’s. But for various reasons, including a decline in population during the fourteenth century from the Black Death, changes in land ownership and the Reformation in the sixteenth century, the parishes of St. Martin and St. Botolph were largely deserted and their churches became derelict. In 1731 the parishes were amalgamated into one, served by All Saints and St. Mary’s. The ruin of St. Martin survives, but of St. Botolph’s only a fragment remains.

The Old Hall, close to St. Mary’s Church, is the original moated manor house. Round it lay the medieval deer park. It is possible that this had already been lost when, in the late eighteenth century, it was decided to build a new hall, complete with landscaped park, in the contemporary fashion. At any rate, a site further to the west was chosen, leaving the Old Hall to become a farmhouse. Shotesham Park house, built in about 1785, was designed by the great architect Sir John Soane.

The first cottage hospital in England was founded in Hawes Green by William Fellowes of Shotesham Park, for the sick poor of the neighbourhood. Its surgeon was Benjamin Gooch. These two men were responsible for the founding in 1771 of the Norfolk and Norwich Hospital in Norwich. The alms houses of Trinity Hospital were founded by Henry Howard, Earl of Northampton, who was born in the parish.

Compared with today, Shotesham in the late nineteenth century was relatively self-sufficient, with a number of traders and skilled craftsmen, and its own school and post office. Today, a building firm and the public house are all that survive in the area.

From a largely agricultural settlement, Shotesham, like many villages throughout the country, has changed to one inhabited mainly by commuters and retired people.

For various reasons, the population of the parish fell dramatically in the second half of the 20th century. In 1951 the population stood at 579. By 1961 it had fallen to 487 and by 1971 and 1981 to 447 and 446 respectively. By 1991 it had dropped to as few as 290, but by 2001, mysteriously, the census records 539 and 562 in 2011.

A more detailed account of the history of the parish may be found in “Shotesham - a Brief Account of a Tas Valley Village” by Geoffrey Gunn, and “Shotesham 2000” by Richard Palin and others.

Shotesham and Its Setting

The main village lies on one side of the valley of Shotesham Beck, a small tributary of the River Tas. It is a linear settlement, about one and a half kilometres in length, stretching from Hollow Lane at one end to the fork between Brooke Road and Market Lane at the other. The Street has two distinct sections. East of All Saints Church, at the junction with Rogers Lane, it runs along high ground well clear of a small escarpment which descends to the bank of the beck.

On the other side of Rogers Lane, however, the beck meanders through a level flood plain and The Street runs at low level alongside the water meadows. Beyond that the road cuts into the rising ground on the east side above the common to Willow Brook.

Norwich Road, divides the landscape into two distinct parts. To the east is mainly open country, with fine views over the Shotesham valley; the west is Shotesham Park, an open parkland dotted with trees, enclosed by dense belts of woodland and centred on the great house itself.

Conservation Area Boundary

The Conservation Area designated in 1973 covered the linear settlement along the Street between Hollow Lane and The Grove, the valley bottom of Shotesham Beck between Hollow Lane and Rogers Lane and land on the opposite side of the valley as far as Priory Lane.

In 1994 it was extended to cover a large area of countryside west of Priory Lane, including the settlement of Hawes Green; Church Farm with the site of St. Botolph's Church; Old Hall Farm with St. Mary's Church and the ruins of St. Martin's Church; Shotesham Park and the house itself, together with Park Farm, Dairy Farm, the Mill House and Smockmill Common.

As part of this appraisal, the boundaries have been reviewed, and some amendments have been made. Some parts of the current conservation area between Shotesham Park and The Old Hall has no clear "special architectural or historic interest", which does not make a significant contribution to the setting of either listed building. Part of this area has been omitted.

The extent of the area around Shotesham Park has been reduced to omit land around Smockmill Common and land west of the Tas at Dairy Farm which do not seem to form an obvious part of the historic parkland.

Conversely, it was agreed to extend the area both in the north along The Common to Willow Brook and Glenview, and south of The Grove to include Malthouse and Hill Farms.

Street Patterns and Historic Grain

For convenience, the Conservation Area may be considered in four parts

- (i) The Street, east of All Saints Church.**
- (ii) The Street, north-west of All Saints Church, together with the Common, the land east of Priory Lane, and Falgate Farm.**
- (iii) The landscape centred on St. Mary's Church, between, to the east, Priory Lane and, to the west, Norwich Road.**
- (iv) The landscape centred on Shotesham Park**

(i) The Street east of All Saints Church

This part of the Street is generally closed in on either side. It is characterised by a gradual curve and gentle undulations, so that buildings are sometimes visible and sometimes hidden from view. Hedges, trees and walls play an important role in maintaining the street frontages.



St Marys & St Martins



Dukes Head

(ii) The Street north-west of All Saints Church, together with the Common and Priory Lane

The bluff on which All Saints Church stands is the natural hub of the village. It separates the two halves of The Street and diverts the beck round its southern slope. From it, views open out in different directions : north-west over the common and west towards St. Mary's Church.

The curving arc of The Street defines the east side of the common, with buildings interspersed with trees, hedges and walls - along one side only. From The Street the ground begins to rise, so that buildings set back are that much higher. This means that, from The Street itself, some buildings are all but invisible, whereas, seen from across the valley, they seem to step up, as a series of terraces, one behind the other.



Informal character of the common



The Lodge

(iii) The landscape centred on St. Mary's Church

This area is characterised by open farmland. Some roads, such as Hollow Lane, are deeply sunk into the ground, while others, notably Norwich Road north of Park Farm, Keepers Road (which connects Roger's Lane to Norwich Road) and the road between Church Farm and

Left: Old Hall Barns



Hawes Green, are enclosed by small parcels of woodland or by high hedges with trees. The area includes several small groups of buildings: Church Farm, Hawes Green and the historic settlement of St. Mary's Church, Old Hall Farm and the ruins of St. Martin's Church.

(iv) The landscape centred on Shotesham Park

The Park is a landscape in the style of 'Capability' Brown, intended for the grazing of deer, for riding and walking in and to provide carefully designed approaches to, and views from, the big house which stands at its centre. The Park was originally entered through one of three gateways : one from the A140, one from Mill Lane, with lodges; the third, from Norwich Road. From the house, the views are of a spacious undulating landscape dotted with trees, surrounded by tree belts and interrupted by small plantations, so that, though in fact the park is not large and is enclosed on all sides, the impression is quite the reverse. The house itself is sited to be seen to maximum advantage from south and east.

Park Farm, including the original farm house and two groups of farm buildings, lie one on each side of the road and both converted to residential use. At the extreme north-west corner of the Park, but separated from it visually by a wood, Mill Lane crosses the river by a ford beside the old mill pond, while footbridges cross the river and the adjoining mill race in front of the old mill house .



Norwich Road



Entrance to the Hall

Perambulation

Brooke Road to All Saints Church

The road at this approach cuts into the bank with the high verge, hedges and trees obscuring the views of the buildings either side. Nevertheless enough can be seen of Hill Farmhouse, with its "crinkle crankle" garden wall and traditional outbuildings, to attract attention. Opposite, the timber frame and thatched building comprising Hill View and Henstead Cottage has an imposing presence on the higher ground.

Valley farm barn dominates the view down the hill, with its traditional boarding and pantiled roof set on the edge of the road. Here the space opens out at the junction to allow a full view of Malthouse Farmhouse, the cottage and barn. The house has been extended in a contemporary manner while works to convert the buildings, which has good brick detailing on its main elevation, is in progress. The position of these traditional buildings close to the road is a particular feature of the area.

The Grove is a group of semi-detached post-war houses and bungalows on both sides of the road at this point, the north side set on higher ground. They follow a regular pattern but are then arranged more spatially around the close. The group is enhanced by a wide verge on one side, and by trees and hedges. In contrast, the intimate group of cottages opposite have a greater impact in the street, especially as the road then curves “behind” them effectively closing the view.



Brooke Road



The Grove

The newer houses that follow are now within a maturing landscape and by retaining the boundary hedges, have a limited impact.

Opposite, Grove Farmhouse is a fine timber framed house dating from the sixteenth century. The house is set back but parallel to the street, and is part of the group which includes Grove Cottage (attached to the farmhouse itself), and a range of former farm buildings now converted to dwellings. The pond has been incorporated while there is a good view from the access over the landscape beyond. There is a further group of converted farm buildings behind Greenwich Cottage whose position hard up against the road gives it added importance.



Trinity Hospital



Grove Farmhouse

The Victorian alms-houses of Trinity Hospital opposite, though classically symmetrical, have a pleasing informality arising from the ‘Cottage’ style of their roofs, porches, chimneys etc. Their original details together with the gates and railings, and impressive mature trees enhance their setting and contribute to the street scene. In complete contrast the two terraces of cottages which make up The Row immediately to the west are truly “vernacular” buildings, their details simple and unaffected: They are likely to be built of clay lump and to date from the late eighteenth, or early nineteenth, century. Most have new windows; but some recent replacements are sympathetic. The retention of their cottage front gardens adds to their character although parking is clearly an issue here.

High Bohuns is an example of the work of the Norwich architect Fletcher Watson, who was responsible for a number of neo-Georgian houses. It is of white painted brick and is screened by a high hedge, so retaining the street frontage. To its west is a small field, with high hedges on either side, between which one can glimpse the landscape beyond. The 'new' Rectory follows : a neo-classical design of the 1930s in a Lutyens "Queen Anne" style. Its garden contains a good group of trees.

The main contribution along Chapel Lane are the converted Methodist Free Church, dated 1879, which retains much of its original character, and the Old Rectory Farmhouse with its white painted walls that can be glimpsed through its landscaped front garden.



Former Methodist Free Church



Cottages along The Street

The group of farm buildings which closes the view down Chapel Lane, marks the start of a line of buildings or walls which continues on this side with scarcely a break until Wayside. The traditional farm buildings to the right, appear to be redundant while its neighbour opposite has long since been converted to a dwelling. The Old Vicarage is a fine Georgian house, but because it is well set back and hidden it makes no impact on the street, although its walls and trees including the line of trees opposite, play a vital role in the street scene. The tree belt screening the playing field from The Street is a key landscape feature in the area.



The Street



Forge Cottage

The character of the street from Wayside and Forge Cottage to the Church includes everything that epitomises the image of what a conservation area should be. A variety of attractive historic cottages and houses in brick or render, tiled and thatched, some set close to the street edge, others set back on higher ground, with trees and hedges shaping the views and providing natural back drops. All are significant and make a positive contribution. Modest Tollgate Cottage has 16th century origins while the former school and school house has an enviable position adjacent to the church. The attractive village sign marks the entrance to the church.

The Lodge is a fine late Georgian house of 'white' bricks and black glazed pantiled roof and doric porch. Trees in the grounds, which include some fine specimens, are an important feature of the Conservation Area while its flint boundary walls gently curves and takes the view round the corner. A view of the house can be enjoyed from the higher vantage point at the church.



Tollgate Cottage



The Lodge

The Street, north-west of All Saints Church, together with the Common

The main section of the village has two distinct parts: the church, through its imposing position, unites them. The churchyard has a flint wall, which runs along its north side and then curves round the west side, following the contour. It contains several trees, notably at the northeast corner of the church. A gateway, with over-arching hedge as though to a "secret garden", leads to the Old Vicarage. There is a good set of grave stones, rightly left in their original positions. Five are listed. The war memorial shares this imposing position and it too is listed. The view from the churchyard west extends down The Common and across to the tower of St Marys.

North-west of the church and next to The Lodge is the Dukes Head, the finest house in the village. Its position, high on a bank overlooking the valley, gives it added importance. This view can be enjoyed at leisure on the seats below sheltered by the mature tree at the road junction. The number '12' on the gable suggests a date of 1712. The front range, symmetrical around a central doorway, is of brick, with curved gables. The original cruciform casement windows have been kept, rather than replaced by sliding sashes. The rear wing is timber framed. There is a good front wall, partly a recent infill, and some fine trees. Set back to one side is a barn, now converted to a house: Meadow End.



Dukes Head



Thatched Cottage

Continuing along The Street, first a good group of three thatched cottages, centred on an old pump. Rose Cottage and Springwater Cottage (formerly Westview) are hard onto the road. Replacing the windows to Springwater to match its neighbour would be a marked improvement. Behind and higher up the slope, the third cottage has an unusually tall upper floor and old

casement windows. The thatch on two low side wings has recently been replaced by tiles, and a new entrance drive, with a good flint wall has been made to the side of Rose Cottage. The telegraph pole and wires spoils the view.

A small orchard separates this group from the grounds of Shotesham House. The house itself is outside the Conservation Area and is not listed, but its frontage wall and the trees behind are important in the street scene. The footpath runs between the wall and a wide grass verge, on which is placed a seat from which the view over the Common can be enjoyed.

The rest of the east side of The Street to Hollow Lane is a typical village amalgam of older cottages, a pub and modern bungalows. Hedges and trees help to blend them together. A short, varied and much altered terrace of cottages, with long front gardens, includes at one end the converted Old Stables. The red telephone kiosk and post box are prominent in the street. Then, closer to the road but set high on a bank, is another cottage, Kathbry, spoiled by its flat roofed extension at the back. Downe House and Beck House are modern dwellings set back to preserve the view of the Globe, which provides a welcome focal point. It has a small gravelled car park to one side extended to provide a sitting out area.

Vinecroft is a small early seventeenth century timber framed cottage, with a brick gable end and a steep roof of plain tiles. Naidens, set well back from the road, is of the same period and construction, but larger and with later alterations and extensions and with a thatched roof. Opposite the junction with Hollow lane, is an attractive pair of nineteenth century brick cottages beyond which are three modern dwellings.



Brookfields

The Common

Across the stream from the church, but separated from it almost totally by the trees on the steep escarpment, Falgate Farm appears to be a typical seventeenth century house with axial chimney, altered to give a higher, but lower pitched, roof. It is attractively set amongst trees.

The Common has a loose border of hedges/trees to the street, allowing extensive views across it. Prominent in the valley is Brookfields, set against a mass of trees. It is approached from The Street by a track and a bridge. Thought to date from the sixteenth century, it has been much altered. Just visible among the trees beyond are a pair of cottages : Flora Cottage and The Cottage, and the roofs of Hilltop Cottages and a large bungalow on Priory Lane.

Priory Lane

Dense tree growth now screens and provides an attractive setting for two modern houses. Both are in the 'vernacular' style, though quite different from one another - and therefore the better for being separated by trees. Further south a rough track leads, past bungalows and Hilltop Cottages, to a pig unit at Hillside Farm and to Flora Cottage. The farm includes a variety of prefabricated buildings, largely screened by trees. Further south along Priory Lane, the large bungalow, already glimpsed across the meadows, has the pyramidal roof characteristic of many inter-war suburban developments. But its setting, amongst mature trees, allows it to fit into the landscape surprisingly well.

From the main street, much of this activity is hidden by the trees. Hollow Lane splits the Common at this point. The gables of Beck Cottages temporarily closes the view to the west and with its neighbours, provides the only built forms at this end of the common.



View split by telegraph pole



View from Priory Lane

The character of the Common: a sparsely settled part of the area with undeveloped gaps, is key to its special interest. Enjoyed by its long views provided from Priory Lane.



The Common



The Common Road

Heading north, the road meanders and slowly climbs along the edge of the common, the land to the right side rising and having a more domestic character. An interesting group of buildings tightly define the road edge before the curve of the road brings Flint cottage into view. The contrasting treatment of the extension here has worked well. Willow Brook nestles into the bank while Glenview uses the gradients to good advantage.

The area centred on St. Mary's Church, from Priory Lane to Norwich Road Hawes Green



Church Farm Barns



Hawes Green

Church Farm has an axial stack, suggesting a seventeenth century date, but with a later raised roof and end stack. It is an imposing building of painted brick. The farm buildings have been converted. The road then bends southwards, passing the site of St Botolph's Church, with a fine view over the Shotesham Valley to the east, before reaching Hawes Green itself.

This is a cluster of dwellings of various types set amidst trees and hedges. Of note is the original Cottage Hospital which survives as a private house. It is of unusual proportions and appearance : tall for its two storeys, with small windows set between wide vertical bands of projecting brickwork. The contemporary Doctor's House is next door. Further south is another house of unusual appearance, its small upper windows crammed beneath unusually low eaves. Another house, Highfield, is entirely hidden by hedges. Beyond Weaver's Cottage the hedges disappear to allow open views both east and west.

The Old Hall

St.Mary's Church remains the focal point of what was a small settlement, the line of its street still visible on the ground. The churchyard is delightful, the building itself has a picturesque mix of flint, brickwork and lime render. It is approached across a small green, on which stand two fine old oak trees. Beyond the church is the entrance to the Old Hall. Completely surrounded by trees and a moat, it appears to be the surviving wing of a much larger house of about 1700. Opposite the church are the farm buildings of the Old Hall, including a very fine brick barn, of eighteenth or nineteenth century date, with giant flat 'buttresses' and a hipped roof. They are well maintained and their conversion to residential use has retained their special character.



St Marys



View to St Marys

Together with the church towers, the group is a prominent feature in the views from Roger's Lane to the south. The ruins of St.Martin's Church have been consolidated and the grounds tidied and add to the historical setting of the area. The setting can be enjoyed as part of the wider landscape when viewed from Roger's Lane.

Roger's Lane

There is a small settlement on the north-west side of Roger's Lane, opposite the junction with a lane to Saxlingham Green. It includes a small white painted brick house of eighteenth or nineteenth century date; The White House : a Georgian house of red brick, with rusticated window arches and a nice doorway; then Halfacre : a substantial thatched house of, probably, the 1930s, in a simple late Arts and Crafts style; then Weavers: a tiny cottage with a single full-sized sash window - unusual and charming; and, finally, Spinney Cottage, a modern chalet-bungalow.



White House

Keepers Road

On the north-west side of Keepers Road is a pair of nineteenth century cottages with modern windows. The tree lined “avenue” leads at its west end, to a view of one of the entrances to Shotesham Hall.

The area centred on Shotesham Park

Norwich Road

The buildings of Park Farm extend along both sides of Norwich Road. They include two important groups of barns and cattle sheds : on the east side a pair of huge nineteenth century brick barns joined together, with three low wings at right angles forming between them two yards; on the west side an older timber framed barn with ancillary low buildings, forming two yards - front and back. All have been converted to residential use, with care taken to retain their external character as far as possible. Other buildings are the eighteenth or nineteenth century farmhouse, of painted brick with hipped roof, and two pairs of modern semi-detached farm workers' houses.



Norwich Road

Mill Lane

While the mill no longer exists, the early nineteenth century mill house survives close to the mill pond and the ford over the river. The associated outbuildings appear to be in poor condition. Opposite the junction with Knights Lane, the northern entrance to the Park is marked by another lodge, again of c.1790, probably associated with Sir John Soane and with an Ionic portico. It has been extended at the back in a matching style. Original railings and one gate pier only survive.

Shotesham Park

The Hall can rarely be glimpsed from the roads that surround it, but the house and its parkland are of national significance. The house of c.1795 was designed by Sir John Soane, one of the great architects of the eighteenth century in England, and arguably the most original of them. His hallmark was a spare, subdued classicism: flat, with minimal decoration.

The main house is a solid rectangular block set down on the landscape, which was then laid out to show it off to the best advantage. It is built of “white ‘ gault bricks, much favoured by classical architects of the period for their cool, unassertive quality, allowing the light to play on the classical details to best effect . The south and west fronts look out over the park, the east front, with Ionic entrance portico, is sheltered by trees, while the north side looks onto a service yard surrounded by stables, laundry and other service buildings. These are lower down the sloping site and of two storeys only, so that they are easily screened by trees, allowing the main house to be seen unencumbered. The composition of the south facade is a masterpiece, in which standard classical elements - Ionic pilasters and entablature - are set against areas of plain wall; wall planes recede or project just sufficiently as to be noticed - but not more; and broad venetian windows under concentric arches alternate with small semi-circular headed niches in alternately wide and narrow bays.

There is a walled garden to the north-east of the house, with a gardener's cottage, built - surprisingly - in red brick. There is also a pair of ice houses near the service buildings.

Traditional Materials & Architectural Details

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, mostly red, but occasionally blue/black. There are some slate roofs, notably on Shotesham Park and on substantial Georgian houses, with plain tiles on Vinecroft. There are a few thatched houses: the Old School House, Forge cottage and the group of three houses on The Common are a few examples. Some of the modern houses have concrete pantiles.

Walls

The most common material is local red brick, though 'white' gault bricks were used in the late eighteenth/early nineteenth centuries at Shotesham Park and other smaller Georgian houses. A variety of types of red brick is used on modern houses. There is some painted brickwork, notably at High Bohuns (the Street) and Halfacre (Rogers Lane). Many older buildings have rendered and painted walls, indicating either timber framed or clay lump construction beneath. Flint is found in the four churches and in many garden walls.



Flint wall

Many of the buildings retain significant and notable architectural details. Elegant Georgian doors and doorcases, 18th and 19th century sash windows can be seen on several of the houses in the village. Traditional casements survive on several cottages, some with leaded glazing. Attractive "Dutch" gables can be enjoyed on Dukes Head, while the attractively sculptured row of Alms Houses at Trinity Hospital show 19th century brickwork at its best. Shaped chimneys punctuate the roof of Naidens.

Natural character and open spaces

Trees play an important role in the village itself, in the smaller outlying settlements and in the wider landscape included within the Conservation Area. Because the area includes a large expanse of open country, in addition to the built up areas, the number of places where there are trees is more numerous than is usual in a Conservation Area and are noted on the accompanying map.

Aside from large areas of open fields, the following open spaces make a particular contribution to the character of the Conservation Area :

- The small field on S side of Street, W of High Bohuns, giving view across valley.
- Steeply sloping land N and W of All Saints churchyard, giving views down and across the valley and giving access to signed right of way (Boudica's Way).

- All Saints churchyard.
- The water meadows of the Common between Roger's Lane and Hollow Lane. (This constitutes part of a designated Site of Special Scientific Interest : SSSI).
- St.Mary's Churchyard.
- Grass area SW of St. Mary's Church.
- Shotesham Park, laid out in the late eighteenth century.
- The ford, mill pond and bridges at the river crossing in Mill Lane.

Street furniture, walls and railings

In general, the area is uncluttered by street furniture and signs, and there are no street lights, although there is an attractive lantern at the entrance to All Saints Churchyard. This helps to conserve the essentially rural character of the area.

There are several poles and overhead wires as well as two fairly obtrusive transformers on poles - in the garden of a new house opposite The Grove and on the Common opposite Vinecroft.



War Memorial

Attractive and interesting features include the War Memorial, now listed, well placed on the edge of the bluff west of All Saints Church, the village sign by the approach to the church, recording the founding by William Fellowes of the Cottage Hospital, and an old pump between Rose Cottage and Springwater Cottage.

There is a traditional red telephone box and a letter box in the Street (marking the position of the one-time post office), and a second at The Grove. There are a number of attractive wooden seats bearing commemorative plaques : two by the war memorial, with a view down the valley, and one along with the parish noticeboard, in front of the wall of Shotesham House facing over the Common. There are also two wooden benches under the tree at the corner of The Street and Roger's Lane and a yellow sand bin. There is a bottle bank by the inn sign opposite the Globe, where picnic tables offer their occupants a pleasant outlook.

There are good examples of brick and flint walls throughout the conservation area, mostly in red brick but occasionally in a gault brick in Flemish or Garden bond in lime mortar. These usually are capped with shaped coping bricks. Railings and iron gates can be seen at Trinity Hospital.

Timber picket fences are used as garden boundaries.

Conservation Management Guidelines

The 1990 Act requires local authorities to prepare management guidelines and proposals. While there is not a proliferation of telephone wires, there are some stretches where they impinge upon the views of the historic buildings and the valley landscape.

If the opportunity arises, wires would be preferably placed underground, especially where they cross the Common.



View spoilt by wire & poles

Windows

In Shotesham, many houses have retained their original windows or windows styles. Care should be taken when repairing or replacing windows to keep traditional styles and appearance.

If door or window frames need to be replaced they should ideally be replaced with the original materials. However, if different materials are chosen then the window 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.

Long term tree and hedge management

The contribution made by indigenous trees and hedges to the character of this conservation area is acknowledged but can easily be taken for granted. It is also easy, with all the good intentions, to plant trees and hedges of an alien type that can cause harm rather than enhance the special rural setting of the area.

Every encouragement should be given to support appropriate new planting in the area. Where trees or hedges have reached their natural limit or have to be removed as part of a development proposal, a scheme to replace them should be incorporated to help restore and maintain the natural appearance of the site and area as a whole.

It would also be worth supporting owners in planting the next generation of trees to be ready replacements when the existing mature and specimen trees expire.

Boundary treatment

Many of the original boundaries are of brick and flint, with some iron railings, as well as the indigenous hedges mentioned above. The retention of these traditional boundaries will be encouraged while their use to replace modern versions will be supported.

Advice can be given on the merits of maintaining the more traditional boundaries especially to the fronts of properties.

Appendix 1 (i)

Listed Buildings in Shotesham Conservation Area

NOTE: All Grade II, except as noted.

Brooke Road	Upgate Cottage Hill View cottage and Henstead Cottage Malthouse farmhouse and stable block
Hawes Green	Remains of Church of St.Botolph
Mill Lane	The Lodge, Shotesham Park (Railings at entrance to Shotesham Park The Mill House
Roger's Lane	White House
Shotesham Common	Brookfields
Shotesham Park	(The Hall (Grade 1) The Stables and outhouses to The Hall Pair of Icehouses Garden Cottage with garden walls
Shotesham St.Mary	Church of St.Mary (Grade 11*) Remains of Church of St.Martin Old Hall Farmhouse Barns south of the Old hall
The Street	(Church of All Saints (Grade 11*) Group of 5 tombs, east of Chancel S Aisle, All Saints Church War memorial The School House The Old Vicarage Grove Farmhouse (Grade 11*) Forge Cottage Church House Tollgate Cottage The Lodge The Dukes Head (Grade II*) Cottage (formerly 2 cottages) to rear of Springwater Cottage and Rose Cottage Vinecroft Naidens Cottage

Appendix 1 (ii)

Unlisted Buildings and Walls of Townscape Significance

Brooke Road	Kingsley House and Cottage attached. Outbuildings W of Cottage attached to Kingsley House. Barn at Valley farm. Hill Farmhouse and outbuildings.
.	
Chapel Lane (west side)	Rectory Farmhouse (formerly Shotesham Cottage).
Hawes Green (west side)	Church Farmhouse. Converted farm buildings, comprising: St. Botolph's Barn, The Coach House and The Old Byre. Doctor's Cottage. Former Cottage Hospital. House next but one S of former Hospital.
Hawes Green (east side)	Cottage northern most on east side.
Hollow Lane (north side:	Beck Cottage.
Norwich Road (west side)	Park Farmhouse. Converted farm buildings, Park Farm.
Norwich Road (east side)	Converted farm buildings, Park Farm.
Priory Lane	Hilltop Cottages. Flora Cottage and The Cottage.
Rogers Lane (south-east side)	Falgate Farmhouse.
Rogers Lane (north-west side)	House next to White House on NE side. Halfacre. Weavers.
Shotesham St.Mary	Wall W side of St. Mary's churchyard.
The Street (section east of church)	Walls to All Saints Churchyard. The Old School. Terrace of 3 cottages E of old school. Wayside Premises of J. Moore Walls to builder's yard, to Old Vicarage and to farm buildings to east. Farm buildings E of Old Vicarage. The Rectory. High Bohuns.

Greenwich Cottage.
 Farm buildings W of Grove Farm
 Converted outbuilding W of Grove Farm.
 Grove Cottage.
 Trinity Hospital.
 The Row (2 terraces of cottages).
 The Old Barn.
 Outbuilding behind The Old Barn.
 The Old Smithy.
 Outbuilding behind Old Smithy.
 Cottage W of Tollgate Cottage.
 Outbuilding W of Church House.
 Wall to The Lodge.

The Street (section north-west of church)

Wall to Dukes Head.
 Meadow End (Dukes Head former barn).
 Wall SE of Rose Cottage.
 Rose Cottage.
 Springwater Cottage (former Westview).
 Wall to Shotesham House.
 Terrace of cottages, Old Stables.
 Kathbry.
 Cottages behind Downe House.
 The Globe Public House.
 Beck View
 Helford House and buildings to the north
 Flint Cottage and Willow Brook

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 29th November 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 July to 29th July 2018. An additional consultation was carried out from 24th October to 25th November 2018 for some properties that are directly affected by the boundary change but were mistakenly not sent a consultation letter in July.

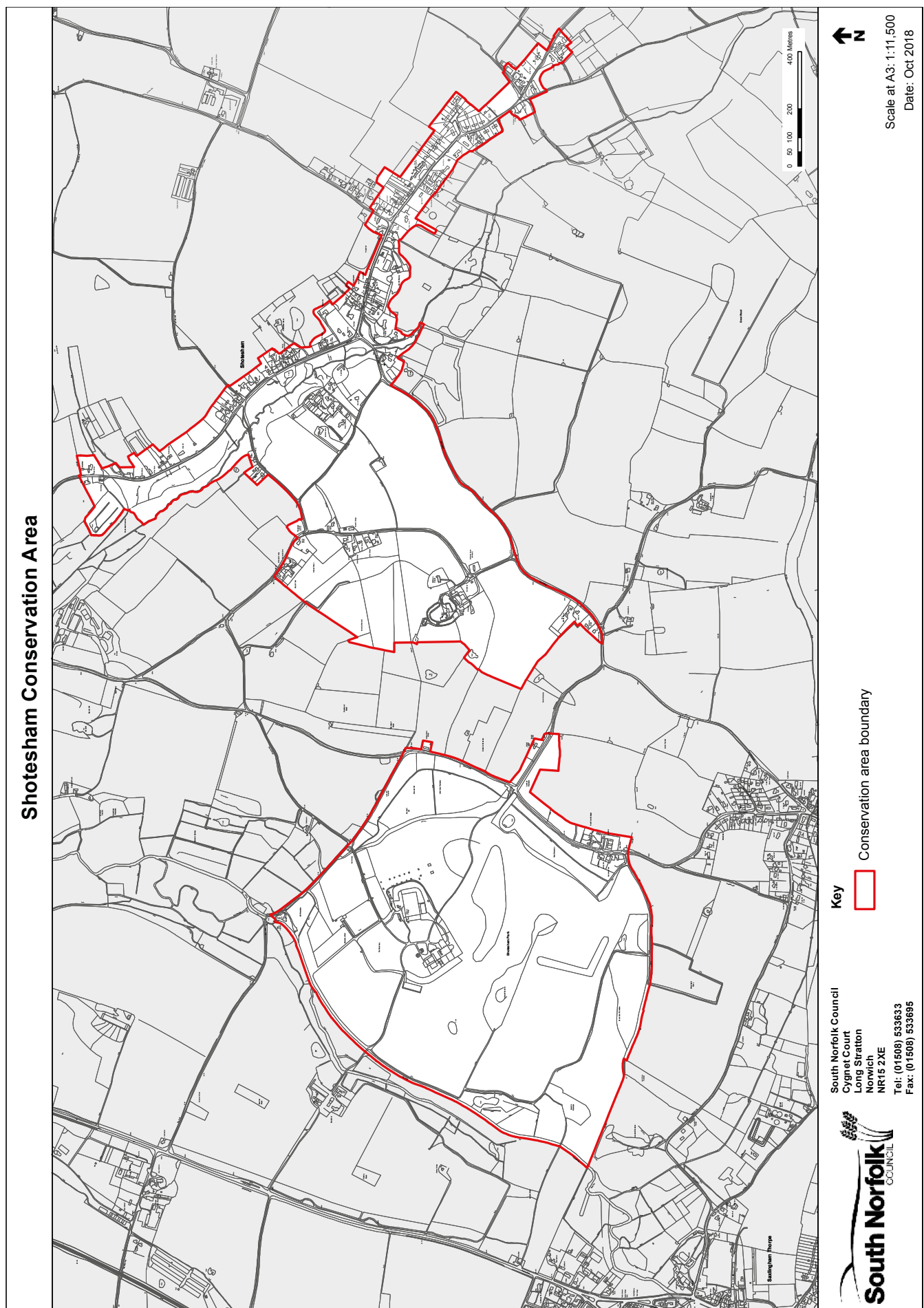
This included:

- A public exhibition held in Trinity Rooms on 12th July 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 Parish Council on 12th 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 an additional area to the North West of Hawes Green remains within the conservation area.

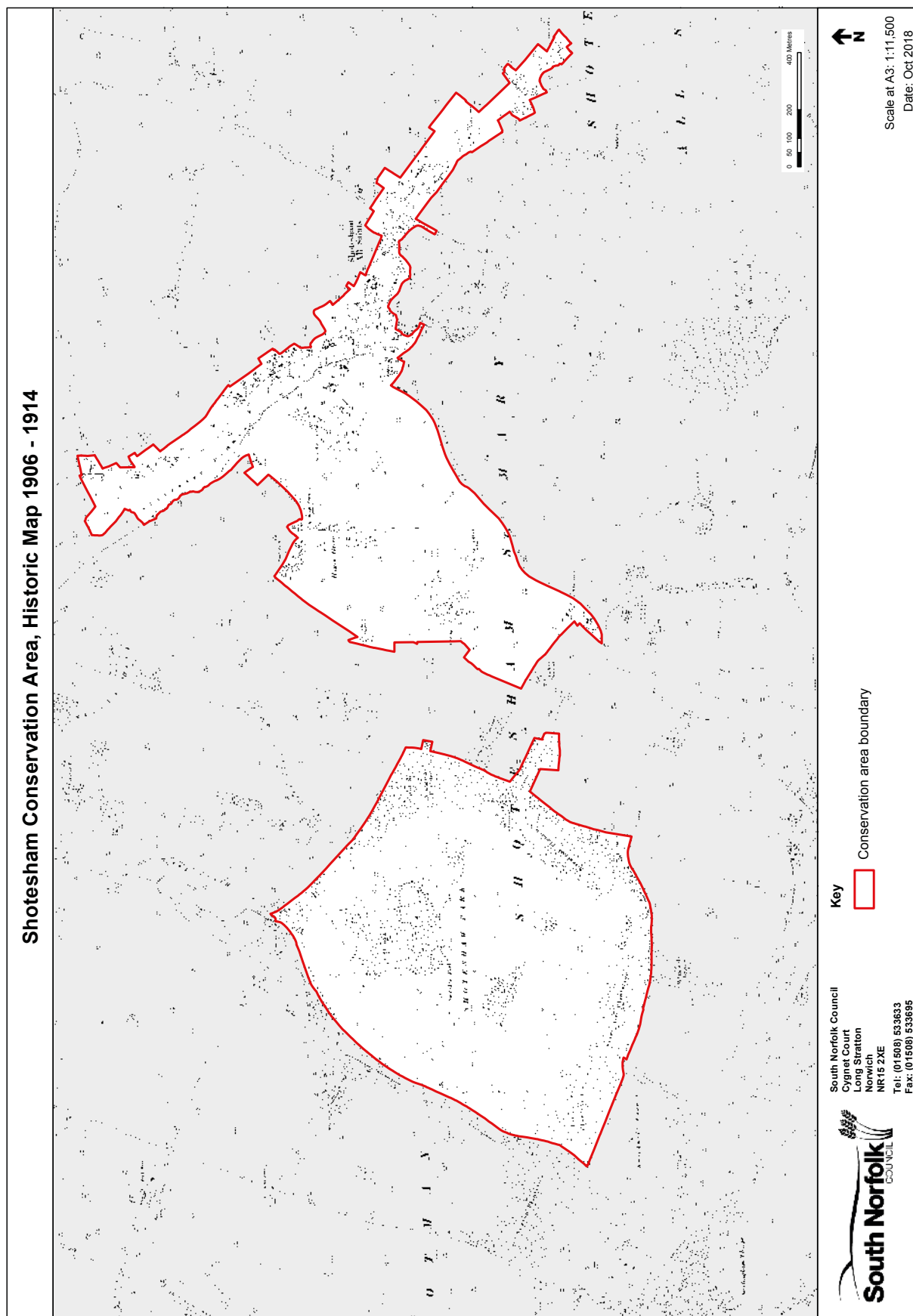
Appendix 3

Boundary Map



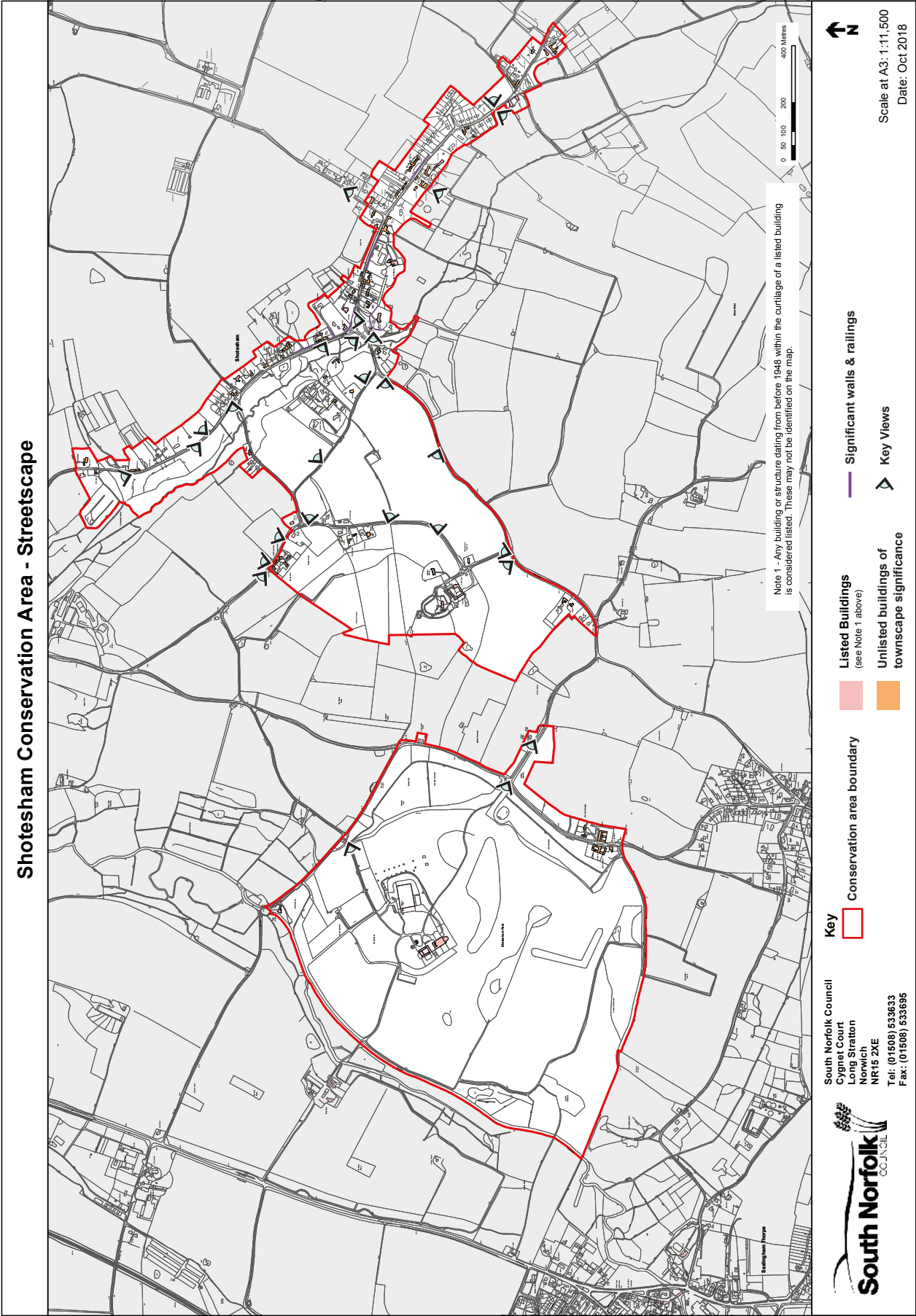
Appendix 4

Historic Map



Appendix 5

Streetscape



Appendix 6

Natural Character

