



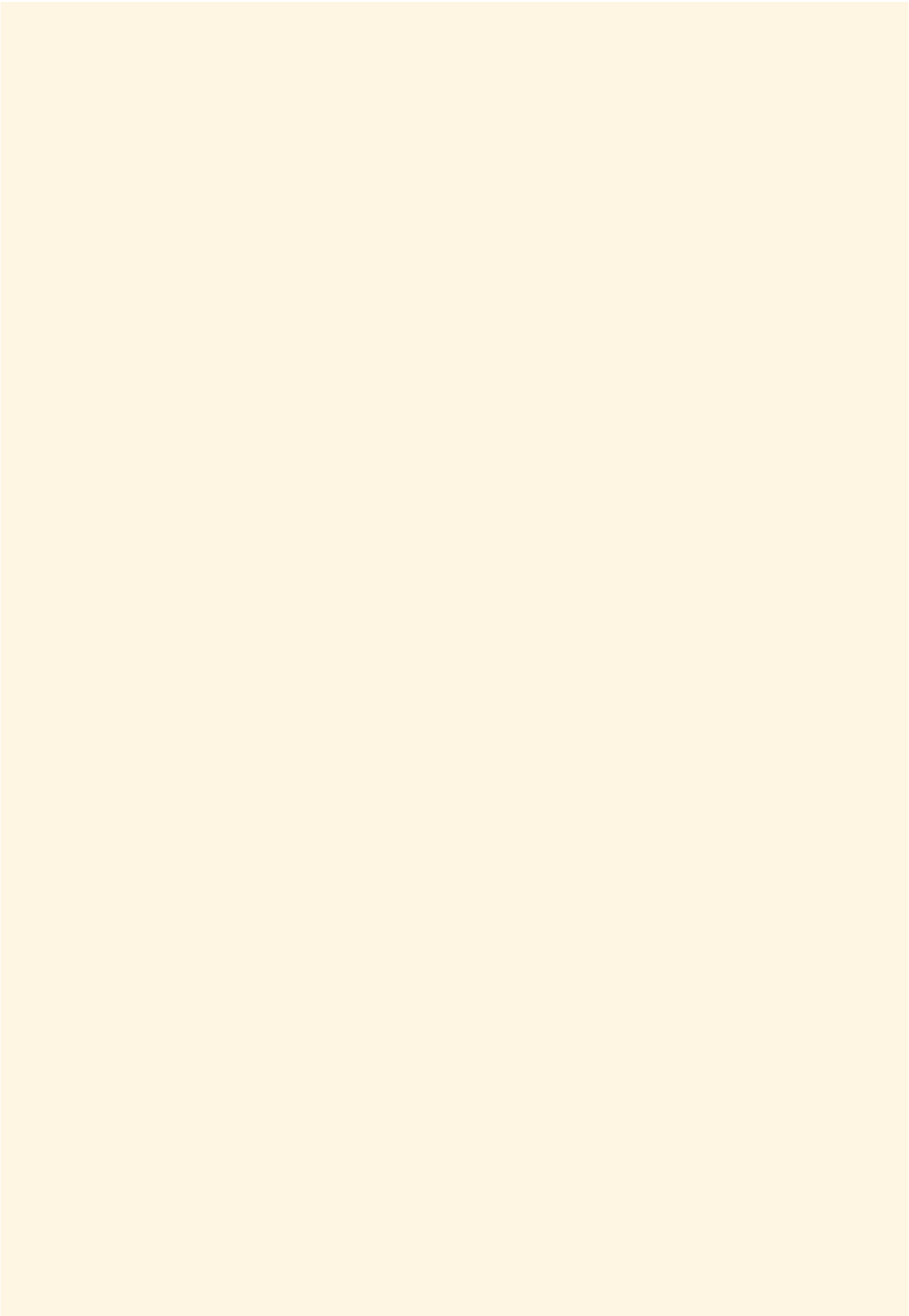
# Wymondham

## Conservation Area Character Appraisal and Management Plan

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September 2012





## 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 the Conservation Area 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 assessed which will help guide any future change.

The history of Wymondham and its Abbey is of significant interest. Its development as the main market town in South Norfolk made the historic centre an obvious candidate as a Conservation Area in 1974. The boundary was reviewed in 1994, and again in 2001 when The Lizard Area was included. This latest review is being carried out in response to guidance issued by English Heritage in 2006.

## 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 the 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 unlisted buildings.

While 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 and national organisations. This Statement will help shape the future development of the town and with the co-operation of all concerned, it should do so in a way that respects the special character and appearance of the Conservation Area.

## Public consultation

The appraisal has been subject to public consultation in 2009/10 and again in 2011/12. The appraisal has been amended and was adopted by the full Council on December 10 2012. It should be read in conjunction with the Development Plan for South Norfolk, other National policies and detailed guidance (See Appendix 4.)



Wymondham Abbey



Wymondham town sign



Aerial Shot of Wymondham 1970's

## Historical development

Wymondham is the district's largest market town. With a population of approximately 14,000 and with an area of 4,431 hectares, the parish of Wymondham is the largest in South Norfolk. It lies nine miles to the south west of Norwich on the B1172, (formerly the A11 trunk road).

The name "Wymondham" probably derives from the Old English "ham" (village or homestead) of "Wigmund" (a Saxon name). Certainly there was a Saxon Church in what are now the Abbey meadows. The demolition of the parish church and the building of the priory between 1107 and 1130 had a considerable impact on the settlement; by 1150, the market was thriving, a fair charter had been granted, and Wymondham developed into a recognisable market town.

The mediaeval history of Wymondham, insofar as it has been documented is dominated by interminable quarrels between the monks and the parishioners. In the 14th century the monks replaced the central Norman tower of the Abbey with the fine octagonal one that can be seen today. With the dissolution of the monastery, the Abbey - apart from the central tower and the people's end of the church (i.e. the nave) - was demolished, while Becket's Chapel was bought by the town to become the grammar school in 1559.

Only a few domestic buildings survive from this period. The rarity of 15th and 16th century buildings is largely due to the disastrous fire in 1615 which destroyed some 300 buildings, including the schoolhouse, the vicarage and the guild house. The Green Dragon in Church Street, and some houses along Market Street were among the survivors, though it is likely that remains of other pre-fire structures survive embedded in later buildings. Some of the major public buildings, such as the Market Cross, the school and the vicarage were swiftly rebuilt, but other fire damaged sites were left empty for some years. Evidence of the rebuilding can be seen in Bridewell Street which has a markedly seventeenth century character.

Among the casualties of the fire was the Market Cross - the present building was finished in 1618 and has since been restored several times. Its rich carvings include representations of tops, spindles, spoons and other emblems of the wood turning industry which was of great importance to the town for over 300 years. Together with a thriving weaving industry, this provided the wealth to construct the many fine 17th and 18th century buildings in the town.

Until the end of the 17th century, the majority of the buildings in Wymondham were timber framed, but in the 1700s, brick became the more usual material. There are particularly fine examples of 18th century buildings in Middleton Street (such as Caius House and the Wymondham Town Council offices) and smaller houses in Vicar Street. A prominent building of





Cavick House



The Bridewell



Wymondham Railway Station

this period is The Bridewell, constructed in 1785. It is notable as the first prison in England to provide separate cells for the prisoners and its design was widely copied in the rest of the country and the United States of America.

Many of the impressive country houses and estates that define the character of the outlying areas of the parish, date from the 18th century. Kimberley House, Stanfield Hall, Wattlefield Hall and Cavick House reflect this time of prosperity.

In the 18th and 19th centuries some of the older, timber framed buildings were refaced in brick, in the Georgian style as, for example, The Heart and No. 1 Market Place. However, with increasing competition from Yorkshire, the weaving industry, and with it the town, underwent a period of decline in the 19th century. This was further exacerbated by the agricultural depression in the 1870's. The town escaped large-scale development during this period and Victorian buildings in the town are therefore relatively few, but are nonetheless noteworthy.

Amongst the prominent 18th and 19th century buildings are the non-conformist chapels. The national Religious Census in 1851 showed that there were a greater number of different religious groups in Wymondham than any other Norfolk town. Although some of these have been lost, The United Reform Church in The Fairland, the Baptist Chapel in Queen Street, and the Methodist Church in Town Green are prominent examples within the conservation area.

The railway had a noticeable impact on the town with the station and cottages built in 1844. The route of the railway line helped provide the site for the ornamental cemetery to the west in the 1880s. The decision to build many of the Victorian cottages and houses in the town must have been influenced by the benefits of the new transport links.

The first part of the 20th century saw little change in the town, but since 1931, the population has more than doubled, with the bulk of this growth taking place in the last 50 years. Most of the growth has been accommodated to the north and east of the centre, although some of the later developments have occupied sites within or nearer to the historic core.

Wymondham has maintained its role as a service and employment centre for the surrounding rural area. The loss of some major traditional employers (such as the brush manufacturing industry) has had an impact, but efforts to provide alternative sources have been made on the existing and developing industrial estates around the town. The effect of the bypass and improvements to traffic management in the centre, have strengthened both the economic and historic vitality of the town.

Further growth is allocated for Wymondham: some 2200 houses are scheduled to be provided within the parish up to 2026. The impact on the Conservation Area and its setting will be among the considerations influencing the location of this new development.

## Character assessment

### Wymondham and its setting

Wymondham lies on the central and southern Norfolk Boulder clays deposited by the last Ice Age over the underlying chalk. The clays also include gravels and flints; in the absence of a local stone, the latter has been utilised as a building material for many of the local buildings. The town is situated near the north-south watershed which divides the county, and is traversed by the River Tiffey which flows in a north easterly direction to join with the River Yare which then flows east into the North Sea. The soils vary from heavy clay on the plateau to lighter sandier ones of the valleys of the River Tiffey and its tributaries which cut through it. The area was originally covered with trees, frequently used as a building material and which have been gradually cleared over the centuries.

The countryside around Wymondham is largely flat in the east, but elsewhere gently undulating. The setting of the town is dominated by the Abbey towers. The most impressive views are shown on the map in the appendix, but from the north-west it can be enjoyed for some considerable distance. From other aspects, the Abbey is glimpsed periodically through hedges and trees which line the approach roads, or in the back ground across fields or behind buildings.

From the north, the gently rolling countryside rises up to Tutttles Lane with the town hidden behind. The relatively unspoilt panoramic views north from Tutttles Lane reveal a more open character which is in pleasant contrast to the more intimate, enclosed spaces to the west and south. From the east and south east, the landscape is less impressive with housing and other uses eating into the countryside. This area has been subdivided, first by the railway, then by successive by passes to the town. The trees around Moot Hill are however, significant, and The Lizard, a separate Conservation Area, is of unusual interest despite occupying a relatively concealed position along the Tiffey Valley. Views into the Lizard, especially from along the Tiffey Walk, are enjoyable.

### Conservation area boundary

The original Conservation Area was designated in 1974 was reviewed in 1994 and 2001 following which various adjustments were made. Further adjustments were proposed as part of the consultation exercise and subsequently approved by the Council in December 2012.

The area defined in 2001, includes the town's historic core approximately defined to the south by the B1172 and the River Tiffey; to the west by the properties fronting Becketswell Road, Vicar Street to Cock Street, and to the north by Back Lane. The area is shown on map 1. In 1994, a new area was designated around The Lizard, an unusual cluster of cottages resting in the southern valley slopes of the River Tiffey.

The approved amendments to the boundaries have been incorporated into the map on the adjoining page. The boundary now extends south beyond the B1172 to the railway line, and to the west to include Becketswell meadow and Cavick House. To the north the boundary includes the development on Reynold's Mews, and Kings Head meadow to the east of Central Hall.

## Form and character

This is a summary assessment of the character of the town; a more detailed analysis is given in Appendix (1).

The origins and importance of Wymondham as a market town are clearly reflected in its layout and fabric today: the Market Place is the focal point of roads from all directions and it is one of the highest points in the town centre. The building of the Abbey after the Norman Conquest prevented westward development. Despite its size, the Abbey does not dominate the town, but its towers have a 'presence' and continually come into view.

The typical image of Wymondham is of the Market Place round the Market Cross. To fully appreciate the character of the town it is necessary to look behind the facades, and between and beyond the buildings on the street frontages. A glance at a map, or better, a view from the Abbey tower, shows the typical Mediaeval development pattern - of long narrow 'burgage' plots running back from the streets - still clearly predominant in most of the central area. From the main frontage range further buildings (original or later) stretch back onto yards or gardens. In many areas there are then further outbuildings giving onto rear service lanes. Only in Middleton Street and Vicar Street is the pattern markedly different: here large houses and walled gardens predominate.

Buildings and spaces (streets, lanes, yards, and gardens) reflect traditional patterns of daily life, which evolved slowly and were only broken in the 20th century with the arrival of the motor vehicle. These patterns are built into the town's fabric, and conflicts of scale must inevitably arise when attempts are made to 'weave' into it, modern patterns of traffic, retailing or servicing.

Everywhere there is evidence of a clear distinction between the public domain and the private: between 'front of house' and 'back stage'. On one side is the busy street: on the other the secluded house, or garden. Access from one side to the other may be through an archway and a yard, or through a shop, or directly by a front door onto the street.

This distinction extends to the streets themselves: between, on the one hand, 'front' streets such as Market Place, Market Street and Damgate Street, and, on the other hand, 'back' streets such as Chandler's Hill, Brewery Lane and Back Lane. Both types contribute in their own fashion to the attractive character of the town.

No streets are straight or of even width, so that there is always a sense of enclosure and a unique setting to every building or group of buildings.



Damgate Street



Chapel Cemetery Lane



Market Place





Bridewell Street



Church Street



Damgate Street

The central area is densely packed with historic buildings. Buildings are predominantly domestic in scale and character: few are higher than 2 storeys and attic, and roof spans are normally not greater than 16 to 20 feet (4.8 to 6.0 metres). Alleyways are often only one person wide and roads and entrances to yards were designed for horse drawn transport

The “grain” of the historic area is best appreciated in views from, for example, Back lane, Chandler’s Hill car park or the meadow west of Damgate Street: pantile roofs cluster together separated by narrow alleys and stepping up one above the other.

Because of the exposure of such areas, developments at the rear of buildings often have wider implications, and any new proposals must be considered in this context.

Buildings vary greatly in size and status; larger houses standing cheek by jowl with small cottages. But, for the most part, they “speak” the same architectural “language”. The “language” is generally either:

- a) “Vernacular”: 17th Century, timber framed, rendered and painted, steep roofs, important chimneys, 18th or 19th Century windows of slender white painted wood frames with metal casements. Within the past 100 years a considerable number have had their timbers exposed while others have had “mock” timbering applied to them.
- b) “Classical”: 18th or 19th Century brick, often of high quality, well proportioned facades, rubbed brick arches, sash windows with thin glazing bars, bracketed wood cornices or brick parapets. Many brick buildings are in fact timber frames faced in brick.



Town Green



Vicar Street



Brewery Lane





c) “Revival”: 19th Century in various historical styles: “Gothic”, “Tudor”, “Jacobean”, usually of excellent craftsmanship. Many such buildings are older ones restored or remodelled.

Good architectural details and craftsmanship may be seen in shop fronts (mostly Victorian or Edwardian); door cases (mostly Georgian, but some Victorian and a very few 17th Century survivals); brick embellishments (e.g. Caius House); pargetting (e.g. Market Cross and Manor House - both 17th Century).

The grander scale of public buildings adds variety to the scene, for example: Becket's Chapel and the Baptist, Methodist and United Reformed Churches.

The importance of chimneys to the roofscape cannot be underestimated, and there are some excellent examples throughout the Area, both on listed and unlisted buildings. In many cases they are significant features, and every effort should be taken to retain them.

The character of the town is strongly affected by the variety of the uses accommodated in such a small area. Residential use is of particular significance, giving life to the centre outside shopping hours and making the most appropriate use of upper floors and of gardens. The renovation and improvement of residential properties in Damgate Street and redevelopments off Chandler's Hill, Back Lane and Brewery Lane, demonstrate the benefits of gradual and careful conservation and renewal. There are still some underused upper floors in buildings in the streets where retail predominates.

## **Buildings**

Wymondham has 220 buildings within the Conservation Area that are listed as being of special architectural or historic interest. These are shown on Map, and listed in Appendix (3i). There are also a number of buildings which are considered to be of “townscape” value, and these are noted in Appendix (3ii) and shown hatched on Map 3.

## **Traditional Materials**

Examples of all the materials traditional to South Norfolk can be found in Wymondham. Many of the roofs are steeply pitched, mostly clay pantiles, black and red, and while many of these were probably thatched originally, only one at the Old Sun Inn, survives. There are some slate and pegtiled roofs, usually on the more significant buildings - the Market Cross being a prime example. The roofscape is of interest - mostly ridges run parallel to the line of the street, but occasionally, gables are turned, or hips are introduced, to create an effect at a change in level or direction.

The quality of brickwork is very high with some grand buildings with elaborate brick decoration and embellishments. Even modest terraces have detailing at eaves, or around door and window openings. Usually the brick is Norfolk red, but examples of gault brick can be found and in some cases the two are mixed to good decorative effect. Flintwork can be seen on a variety of buildings ranging from The Abbey and Becket's Chapel, to walls and buildings along Cemetery Lane, and cottages on Pople Street and Back Lane.

Rendered buildings display a variety of colour washes with one, 4 Bridewell Street, having decorative “pargetting” which is quite rare in South Norfolk. The quality of the timber framing can be seen on all the principle streets, with a surprising number of jettied first floors; 3 Bridewell Street, 16 Cock Street are examples. Other buildings have used exposed timber as a decoration, as opposed to a structural element - on the buildings opposite the Green Dragon.



## Surface Materials and boundaries

Improvements in the town have used a light coloured pavior in contrast to the black tarmac. In Vicar Street a tarmac has been used but with rolled in gravel which adds colour and texture. The retention of granite kerbs is to be encouraged. Cobbles are used in some areas. Blue paviers are laid in service yards and paths, and used in Whartons Court. The surface treatment outside the entrance to the library is successful.

## Street Furniture

There is no traditional style of street furniture that has survived in the town. Improvements in street lighting around the Market Place and the various items added by the Town Council are a 20th century addition but have set a good example for future projects. Earlier examples of post boxes, telephone kiosks, mile stones and street lights do however, survive in the Conservation Area.

Most recently, a problem has arisen concerning the number, the variety of styles and proliferation of street and other signs which do detract from the appearance of the Conservation Area in some places. Further rationalisation and improvement of these signs should be promoted.

## Trees and Open Spaces

There are a number of sites where trees or groups of trees and hedges, make a positive contribution to the character and appearance of the Area. These are marked on map 4, and include:

1. Trees in the meadows and churchyard of The Abbey
2. Trees along the north west side of Becketswell Road
3. Group of trees running behind properties on the west side of Vicar Street
4. In the grounds of Abbotsford, Vicar Street
5. At the entrance to Applegarth, and in Applegarth Court
6. North side of Cock Street at the junction with Melton Road
7. Tree opposite 40 Pople Street
8. Along Back Lane
  - rear of no. 40
  - service yard of shops opposite nos. 40-44
  - east boundary to no. 37
  - tree to south of outbuilding opposite Standley Court
  - in the grounds of numbers 8 and 10
  - at the junction with Bridewell Street
  - to north of Kings Head Meadow and the footpath from Norwich Road
9. Trees in Priory Garden
10. In the grounds of the Church of St Thomas of Canterbury, Norwich Road
11. West of the Windmill Public House, Norwich Road
12. Along the west boundary of 2 Browick Road
13. In the grounds of the United Reform Church
14. The Fairland
15. The water meadows north of the old A11
16. In the grounds of 4 Friarscroft Lane
17. The chestnut on Chandlers Hill car park
18. The garden on Chandlers Hill

19. The new trees in the Market Place and on the forecourt of the shopping parade.
20. Becketswell Meadow
21. Trees in the meadows and grounds of Cavick House and The New Covert
22. Along Cemetery Lane : The Ornamental Cemetery, Willow Wood, opposite 1-12 Cemetery lane and around the station buildings.
23. Trees and hedges along the Lizard

Conservation area designation affords protection to trees within the boundaries. There are a number of trees within the designated area which are also subject to Tree Preservation Orders.

## Open Spaces

There are a number of open spaces which make a significant contribution to the character of the Conservation Area. Some are valuable in their own right, others are shaped and part of a key relationship with historic buildings. The Abbey grounds are an obvious example of the former, together with Priory Gardens and The Fairland, while The Market Place would fall into the latter category. Kings Head Meadow is a welcomed open space on this side of the town specifically included in the revised Conservation Area boundary. The water meadows along the Tiffey south of Friarscroft Lane are perhaps less appreciated but are an important asset when combined with Toll's Meadow and Willow Wood. The Meadows continue along the south and west of the Abbey to Becketswell Park. The meadows extend to the west of the railway line up to the Cavick House estate.

Finally, the ornamental cemetery is of considerable local interest and is acclaimed as a good example which has survived alongside the original buildings and walls built in the late 19th century.

Improvements at the junction of Vicar Street and Middleton Street, and Town Green and Pople Street have enhanced their contribution as important focal points.

## Lighting

The lighting of the Abbey, and street lights in parts of the central area, has focused attention on the character of the town in the hours of darkness. Lighting can be used to good effect to compliment buildings or spaces but needs to be handled sensitively and in a co-ordinated manner. The illumination of shop fronts and signs can also add interest and vitality but should not be excessive. Care should also be taken on the choice of the illumination to avoid unnecessary glare and spillage into the night sky.





The Lizard



The Lizard



The Lizard

## The Lizard Conservation Area

The Lizard Conservation Area (shown on Map 2), was first designated in April 1994. It lies south east of the main town, separated from it by the B1172, the railway line and 20th century residential and industrial areas. The boundary is defined by the former railway line to the north, the bypass to the east, and includes the cottages and the charity land managed by the Trustees, to the south.

The Lizard occupies a relatively secluded location, approached by a narrow road under the railway line. It comprises an unusual cluster of cottages resting in the southern valley slopes of the River Tiffey with open land to the north and east either side of the river. The setting of the cottages can also be appreciated from Railway Walk. Here, the elevated position provides a platform for a wider view of the cottages and their intimate relationship with the valley landscape.

Most of the landscape area comprises low lying meadows divided into “parcels” by the ditches which cross it and delineated by the hedges and trees which line them. Part of the Lizard is open to the public for informal recreation; part of it, west of the railway bridge serves as a small car park. The Lizard is shielded by the rising ground to the south; its protected position serves it well against the rather inhospitable former gravel workings beyond. The industrial estate to the north is however, visible, and the small trees and hedges in the foreground do little to obscure the view.

## Historical development

It was thought that “The Lizard” (‘Liz’ meaning court or hall and “ard” meaning high) took its name from it being the site of an old lazaret house or hospital, but this has not been authenticated, and it is possible that the name derived from ‘leziat’ or ‘leaze’ meaning open fields. The name has changed several times, from Lyser, to Lizar in 1700s to Leizure and finally to Lizard in 1717.

In the 1851 census there were 241 inhabitants, living in 51 dwellings, of which over half described themselves as handloom weavers or bobbin fillers with an even ratio between silk and cotton weavers. The remaining men were mostly agricultural workers with 6 describing themselves as paupers and 14 ranging from shoemakers to mole catchers. The 131 residents left were housewives and children.

The adjacent railway lines were opened in 1845 and 1881 and while the Wymondham to Norwich line is still operational, the line to Fornsett, now Railway Walk, was closed some time ago.

Controversy has existed over many years over the public's right to use the Lizard and Oxford pastures. As far back as 1720, an inquiry was held by the Lord Chancellor into this case. The Oxford pastures were ploughed during the Second World War and has been set aside land ever since. In 1954, a scheme was approved by the Charity Commissions vesting the property known as "The Lizard" as charity land.

Changes were made to the Oxford Common when the bypass was constructed which generated much local concern. One of the issues, the welfare of the rare great crested newt, was resolved by the installation of measures to protect the species from the roadway.

## **Character assessment**

The cottages themselves form a tight knit group in the west, with two main terraces running almost parallel up the valley sides. A third "terrace" of semi detached houses line the entrance road and occupy a raised position above the Lizard. To the east, the cottages are set in pairs in more spacious surroundings.

All of the cottages are two storied, either brick/flint or rendered and pantiled. Many have been altered, though in general, changes have been sensitively made to retain the modest scale and character of the buildings. In the cottages to the west, significant extensions would be difficult to incorporate without either prejudicing the character of the building concerned or its neighbours. This restriction need not be applied so rigorously in the eastern area though changes in gradient demand special care.

The trees and hedges along the Lizard make an important contribution to the character of the Conservation Area.

## **Developments**

Since the Wymondham Conservation Area was first declared in 1974, various initiatives have been implemented in line with adopted local policies, which have influenced the development of the town and had an impact on the Conservation Area itself.

These include the construction of the new bypass, enhancements works to the town centre and associated amendments to the circulation of traffic (with Norfolk County Council), a new car park off Town Green and the provision of new street furniture (in partnership with the Town Council)

Examples of other, complementary works include the Tiffey Walk (Wymondham Heritage with Norfolk County Council, the Countryside Commission and local landowners), and the restoration and reuse of the Bridewell, in which The Heritage Society were instrumental. These projects also received the valuable support of the Town Council.

A town scheme for Wymondham was in force between 1977 and 1995; grants in excess of £92,000 funded through South Norfolk Council, English Heritage and Norfolk County Council, generated over £230,000 of building work involving about 100 buildings, which helped in the revitalisation of parts of the town. Further grants were offered for repairs to the Market Cross, and The Bridewell.

The Council acknowledges the efforts of individual owners who have maintained and enhanced buildings in the Conservation Areas and other groups who have championed specific projects.

## Problems And Opportunities

The policies referred to in appendix 4 are the Council's response to the particular problems in Wymondham. Clearly the policies 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. While this statement needs to acknowledge these limitations, it has identified other issues in the hope that those responsible, be they individual owners or public organisations, might be encouraged to act in a positive way.

There are several issues on which attention should be focused.

### Condition and use of buildings

Although the majority of the buildings in the conservation area are in reasonable condition, there are a number of historic buildings which are in need of repair or revitalisation through a new use or one which complements or supports the existing one. At the last review in 2001, under-use and decay of upper floors and the dereliction or inappropriate use of old gardens was a concern in the Market Place, Market Street and, to a lesser extent, in Middleton Street and Fairland Street. Whilst this situation has improved since 2001, there are still some buildings in these streets that are not fully in beneficial use. The rear range of 16 Market Place has been identified as requiring substantial repairs and is included in the Council's Buildings at Risk Register, although works may commence shortly.

While owners are usually aware of their responsibilities for the maintenance of their buildings, and often their potential, encouragement should be given to promote activities or help cope with any problems.

The relocation of the library from Becketts Chapel should provide the opportunity to secure improvements to this important building and its immediate environment.

The current economic difficulties have led to a few commercial buildings in the main streets being left unoccupied, but there may be scope for temporary uses or perhaps redecoration/window dressing that would lift the appearance of the building at least in the short term.

### Vacant or disused sites

There are a few sites in the town where redevelopment or enhancement would be beneficial. While some buildings or sites remain vacant for only short periods, there are a few cases where there has been no change for some time.

The warehouse building east of the Station is one example together with the adjacent land.

### Changes to the character of the conservation area

The impact of at least 2, 200 new dwellings proposed for Wymondham in the Joint Core Strategy (see Appendix 4) could have a significant impact on the Conservation Area and its setting.

As already noted, overall, the buildings in the conservation area are well maintained, although in common with other market towns, there are some empty commercial premises. However, the special character of conservation areas can easily be eroded by seemingly minor, and well

intentioned, home improvements. One example is the replacement of traditional windows and doors with ones of an inappropriate design or material. This is a particular issue with unlisted buildings, especially in terraces, that often contribute to the character of the conservation area. It is often possible to secure improvements to windows without harming the character of an historic building.

## **Enhancement projects for buildings and open spaces**

The character of the Conservation Area can be improved by a variety of enhancement proposals. Much has been achieved with the schemes in the Market Place and other streets in the centre of Wymondham, but there are other opportunities which are identified in section 7.



## Vacant Upper Floors

A number of vacant upper floors were identified in the Town Plan in 1988 and the review of 2001, and although there has been progress in tackling this issue, there are still some opportunities for beneficial uses, principally in the commercial streets.

## The Lizard

The main concerns relate to car parking and access. Many owners have had to convert their small gardens to accommodate their cars, while others have to park on The Lizard itself. For visitors, the small car park west of the railway bridge is not adequate at peak times. While visitors are not discouraged, the popularity of the area can cause conflicts and difficulties, while speeding, and abandoned vehicles is a concern. The constant noise of the bypass is unfortunate.

The restricted access to the cottages under the railway bridge can be a problem, and a particular difficulty for emergency vehicles. While there is an informal access off Right up Lane, it is unmade.

The impact of the industrial buildings on the skyline to the north and west is unfortunate. Some planting could ease the impact, but any future proposals for the premises along Ayton Road should take into account any impact upon the Conservation Area.

Any future development pressures on land to the south should be considered in the light of the above issues, and take account of the impact on the setting and character of this Conservation Area.

## Management Proposals & Recommendations

Having provided an analysis of the Conservation Areas which outlines both problems and potential, the following management proposals for the enhancement and development of the town are recommended.

The Council will follow the guidance and policies outlined in appendix 4 and produce/update its existing design guidance and advice as resources allow.

Traffic management and parking control.

Assess and formulate proposals for the rationalisation of traffic and other signs in the Conservation Area notably at the junctions of Avenue Road/B1172 and Norwich Road/Bridewell Street.

Assess and formulate improvements for residential and visitor parking within the Conservation Area.

Explore the options and implications for prohibiting car parking along Becketswell Road. Assess and explore prospects for reducing speed limits/access restrictions within the Conservation Area.

Promote speed restrictions, improved access arrangements and appropriate signage for The Lizard.

Discuss with Highways Authority and residents the scope to restrict vehicular access along Cemetery Lane



The entrance at the Lizard



Becketswell Road



The Lizard

## Article 4(1) 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(1) or Article 4(2), in streets such as Bridewell Street (Elm Terrace), Queen Street, Church Street, Norwich Road, Pople Street, White Horse Street and Browick Road.

## Vacancy and uses

Carry out a survey of vacant buildings and sites to determine occupancy and prioritise efforts to promote Conservation led regeneration where appropriate.

## Open spaces, trees and hedges

Work with the Town Council and other owners of key spaces and trees to ensure their suitable management and enhancement.

## The Streetscape

- Carry out an audit of the public realm including footway and highway materials, and street furniture
- Carry out an appraisal of public and private lighting to encourage sensitive and appropriate illumination of historic streets and buildings while maintaining a safe environment
- Provide liaison to ensure the careful siting and choice of highway signing and public utilities (eg BT poles), in order to protect and preserve focal points, important views and vistas.

## Specific enhancement schemes

- Improvements to bus shelter at The Fairland
- Improve pedestrian access to the Market Place, in particular to the alleyways linking to Back Lane
- Improvements to pedestrian alleyways e.g. Chain Entry
- Improvements to the junction with the B1172 and Avenue Road, including the rationalisation of signs and street furniture
- Improvements to the junction of Bridewell Street/Norwich Road
- Boundary improvements to car parks on Back Lane and Chandlers Hill and to the Church Street frontage of Becket's Chapel



Junction between Station Road  
and the B1172



Becket's Chapel



Chain Entry

- Provide advice and guidance to owners for improvements to boundaries at the meeting hall on Church Street, Church Hall, the Windmill Public House in Norwich Road and the garage on Avenue Road.
- Provide advice and guidance to owners for improved surface treatments to private yards e.g. Damgate Street
- Relocation of substation from gable of Becket's Chapel
- Improve surface at West End of Market Cross
- Encourage improvements to the site west of the car park on Cemetery Lane

## The Lizard Conservation Area

- Explore options for improvement of residents and visitor car parking
- Undergrounding of overhead lines and wires
- Investigate scope for a sensitive street lighting scheme
- Improve access arrangements

Amend Conservation Area boundary and designate in accordance with current legislation and monitor and review the conservation area within five years

## Appendix 1

### Townscape & Buildings

This appendix describes in more detail, the character of the principle streets, spaces and industrial buildings in the Conservation Area.

#### Avenue Road

This important road links the Fairland to Norwich Road but is in itself a disappointment. Various unsympathetic alterations to the terraces, mostly on the east side, have destroyed their historic value. The garage site opposite could be improved, the vast expanse of tarmac at the junction with Browick Road and Bridewell Street, has been softened by the cobbles and tree, although further improvements could be achieved. At the southern end, Wilkinson House has made a positive contribution and the redevelopment of the site to the east of The Fairland has contributed to the sense of enclosure at this entrance to the town.

#### Back Lane

Back Lane meanders behind the buildings on the north side of the principle shopping streets in the town and, as the name suggests, was built to give rear access to these properties. In the past, pressures have been applied to improve the lane by widening or straightening it, but these have been resisted. Instead, the survival of many of its more notable characteristics - the number of brick walls and outbuildings which line it and the variety of spaces linked by the road adds considerable interest. While inevitably, the role of Back Lane as the “working side” of the more prestigious shopping streets has resulted in some unattractive or unremarkable areas, some developments have tried to redress that balance. Just outside the conservation area, the expansion of Ogden Court has added interest, although additional planting in the car park would be beneficial to “enclose” this part of the street. The trees at the Bridewell Street junction and on the garden to the west of the library make a positive contribution. The trees to No. 10 remain an important green space while others at Priory Gardens, for example, provide a natural backdrop. The Lane also allows views over the rooftops and to the Abbey beyond and care should be taken to ensure any new developments should respect these vantage points. Alleys and pathways, public and private, linking to the town centre, serve to increase the importance of Back Lane and its accessibility, while adding vitality to this area. Whilst providing a valuable facility for users of the town, the shoppers’ car parks in Back Lane tend to be rather bleak in appearance, and some further improvements could be implemented. The new library has made a valuable contribution to the conservation area, and prompted the significant improvements to central hall. Kings head meadow is a welcome green space at this end of the lane. Several businesses in the Market Place access former garden areas from Back Lane for parking; the appearance of some of these could be improved through the use of traditional materials and additional planting.

#### Becketswell Road

This follows the boundary of the Abbey and retains a charming rural character dominated by trees and natural edges. Any proposals to standardise this road by incorporating kerbs and footpaths must be resisted. The speed humps are not too obtrusive, but the visual impact of parked vehicles is unfortunate. The addition of Becketswell meadow compliments the Abbey meadows the other side of the river.





Back Lane



Bridewell Street



Avenue Road/ Browick Road

## **Brewery Lane**

The Lane has considerable picturesque quality, but, as important, it has great historic value, illustrating the nature of the properties on the south side of Market Place. It is a narrow street with many of the historic “service” buildings surviving on the north side. Some of these require repair and encouragement should be given to owners to ensure these unique buildings are preserved in the town. Cann’s Yard opposite has sought to maintain this character but its greater scale and the overbearing archway is unfortunate.

## **Bridewell Street**

This narrow curving street rebuilt after the fire in 1615, is lined with historic buildings mostly of the same period. The subtle change in level allows the buildings to gradually step up towards the Market Place and the Cross. The typical characteristics of South Norfolk buildings - steeply pitched roofs, dominant chimneys, traditional gables and dormers - can all be enjoyed here. It is arguably one of the best streets in the town. The pargetting to No. 4 is a rare feature. Elm Terrace is of interest, but the view to The Bridewell is spoilt by the extensive tarmac and profusion of road signs at the junction.

## **Browick Road**

The west section of this road is of interest, dominated by the school and its associated houses, and by numbers 2&4 which are surprisingly not listed. The railings to these buildings are also important.

## **Cavick Road**

Crossing Cottage is a prominent building that marks the gateway to the road. Beyond the cottage the river meadows continue the rural and natural character of this part of the town. This is part of the landscape park to Cavick House. The House is an exceptional grade 1 listed building with its principle elevation facing east, almost directly towards the Abbey with which it also has close historical associations. The ancillary buildings, structures and landscaping to the house, with the barns and farmhouse to the north, combine to create one of the most significant groups of historic buildings in the district. As the road turns the corner and climbs, the presence of the cottages hard onto the road edge comes as a surprise.



Chandlers Hill



Church Street



Cock Street

## Cemetery Lane

This is an attractive leafy lane meandering from the B1172 in the west to the station in the east that was formed and shaped initially in the mid 19th century with the coming of the railway, and later again by the creation of the ornamental cemetery in 1882. These two periods of activity are visually linked by the distinctive flint and brick of the station buildings and cottages on one hand, and the cemetery boundary retaining walls, lodge and chapels on the other.

The station has survived as a popular venue thanks to the efforts of David Turner, its custodian until quite recently, and consequently retains many of its original features. It forms an important group with the cottages and former depot building, although the latter and the land to the east are in need of a new use. The cemetery is acknowledged as a good example and has also been well maintained by the town council. Willow wood and Toll's meadow provide a pleasant contrast on the north side with a platform offering a good view of the Abbey. Some land on this side needs improvement but the opportunity to incorporate this into this important public amenity area should be encouraged.

## Chandlers Hill

This was a derelict area until the late 1970s when the new housing development was built. It has worked remarkably well on a difficult site at one of the highest points in the town. The line of the hill has been retained, together with some of the old boundary walls. On the western side, the character is more fragmented, but the small garden is a welcome break and recent residential conversions at Old Chandlers Court are an improvement. The views over the rear of the properties in Damgate Street and from the car park are quite revealing. The panoramas here again illustrate the range of traditional buildings in the town and the dominance of clay pantiles. There are unexpected glimpses of the Abbey Towers. Further improvements to the perimeter of the car park could be encouraged. Chain Entry offers a pedestrian link to Damgate Street. The redevelopment of Wharton's Court has made a positive impact to the character and interest of the area.

## Church Street

At the base of Market Street, the road divides either side of the Chapel of St Thomas a Becket founded in 1174; the chapel was converted to a school in the 16th century, and more recently to a library and now to an Arts Centre. The re-introduction of railings on the stone plinth or some improvement to the Church Street frontage should be encouraged. Opposite, a terrace of 17th century buildings curve around the corner, leading the eye to the Green Dragon Inn. There is a charming group of buildings opposite The Green Dragon, erected it seems, to celebrate Queen Victoria's 50th anniversary on the throne. The elaborate brickwork and detailing are worthy of note.



Cock Street



Damgate Street



Fairland Street

The redevelopment of the site behind the chapel has been an improvement, although the removal of the electricity sub-station and landscaping to the immediate area would be of great benefit.

The elbow of the road is dominated by the fine Beech tree on one side and the terrace of Victorian town houses on the other - unusually three storied. The flint and brick cottage adjacent is hidden by the trees in its front gardens. From here the street opens up to the Abbey and its churchyard. The Abbey Church of St Mary and St Thomas of Canterbury is too well documented elsewhere to need further description here. The churchyard is extensive, giving over to meadows towards the River Tiffey to the south and west, and the tortured shapes of the Scots Pine trees provide added interest to what is a spectacular site. The Abbey grounds provide a public platform for a panoramic view over the rear gardens of properties in Church Street and Damgate Street. Care should be taken to ensure that any development at the rear of the various buildings takes into account the impact from this viewpoint.

The enclosure of Church Street on the north side has been lost by the design and position of the new hall and car park which have weakened the character of this part of the street. A boundary wall, railing or hedge would be an improvement.

### **Cock Street**

Cock Street affords an attractive approach to the town. At its northern end, the natural edge on the east side has been maintained with the development of Reynolds Mews. The new house and the building opposite combine to form an impressive gateway to the town and leads to a group of buildings of significant interest. Numbers 16-20 display elegant dormers, with the jetty and venetian windows to no. 16 a delight. The original compactness of the street was not retained by the development at Applegarth. The houses themselves are not unattractive, but by setting them back from the building line, the traditional form of the street has been compromised. The modest range of cottages on the east side is not untypical of the town with similar examples in Pople Street and Damgate. The view back north has not been enhanced by the new development on Chapel Lane, and it is regrettable that a more dominant building form was not positioned at this important junction. The way numbers 1-7 Pople Street perform that role would have been worth adopting.

### **Damgate Street**

It is hard to believe that this was the main Norwich to London road as recently as the late 1950s. This narrow street with its subtle curves and changes in level, is for the most part, totally enclosed with a continuous frontage of development dating from the 16th - 20th centuries.





The Fairland



Fairland Street



Friarscroft Lane

There is an unbelievable variety of building styles and decoration although the houses are mostly 2 storied with steep pitched roofs. While the street still has a commercial element at its northern end, there are a number of buildings further south which retain their old shop fronts but now serve residential properties. It is important to retain these, some of which, for example number 16, are of outstanding interest.

The yards, which are entered from the street mostly on the west side, are a key part of the character, and should be conserved. Some offer glimpses through, sometimes to the Abbey beyond. A good view can be had over the bungalows, although the widening of the street at this point has an unfortunate effect.

An interesting view can be enjoyed from this point down towards the Tiffey. The former Sun Inn (no. 65) is one of the few buildings in Wymondham which retains a thatched roof, although its impressive Dutch gable is more common. The trees on both sides of the bridge are a dominant feature. The new housing developments are reasonably successful, and from the footpath along the river tantalising glimpses of the Abbey can be enjoyed.

The continuous pattern of housing is extended into Whitehorse Street and although they have been altered, the cottages largely retain their traditional character and form.

### **Fairland Street and The Fairland**

There are only a few listed buildings along Fairland Street but its form and character makes it one of the most interesting in the town. From the east, the street rises up to the Market Place, and this ascent is marked by an increase in the scales of buildings culminating in the 3 storied Victorian buildings on the north side. The effect is more dramatic than in Bridewell Street and allows the range of building styles and materials to be appreciated. Roof ridges generally run parallel to the road, most with black pantiles. The Telephone Exchange by dramatic contrast, contributes nothing to the character of the area, although mercifully it is set back enough not to dominate. It does, however, overshadow the two cottages to the west which were restored in the late 1980s. The view back to the south is dominated by the trees to The Fairland.

There are a number of outbuildings to the rear of the frontage properties, especially on the north side, which are of interest.

The Fairland is a sloping green, lined on 3 sides by mature trees. The trees planted on the west side will eventually complete the “enclosure”. The entrance to the green from the north along Avenue Road, is more narrowly defined than that from the south which tends to “leak away” due to the dominance of the road junction. This is not helped by the “weakness” of the buildings on the west and east sides nor the fact that the elevated position of the Fairland allows for a more extensive view. The development on the site on the south west corner, whilst appropriate in



scale, could have made a stronger statement at the entrance to the town. The junction with the B1172 with its expanse of tarmac and proliferation of railings and signs does have a detrimental effect on the setting of the Area. Considerate improvement would be welcome.

The two buildings on the north side are by contrast, very good. The gable end of the Victorian Sunday School, with its pretty hood moulds and doors and windows, is dwarfed by the robust but rather grand United Reform Church. The railings to the churchyard allow views into the space; their reinstatement in front of the church itself would be a great improvement. Wilkinson House makes a useful contribution, as indeed do the new houses alongside.

### **Friarscroft Lane**

The western half of the Lane has some pleasant 18th and 19th century cottages, notably Friarscroft Terrace. Development in the eastern section is less noteworthy; a contrasting grain of detached houses and bungalows set back from the road and dating from the early to mid 20th century. The garage and Men's Club do little to enhance the area and the plastic windows in the cottage on the north west corner of Brewery Lane is regrettable. Pennybrick Hall has a welcome presence although partially screened by the boundary wall and mature trees.

The river meadows between the Lane and the B1172 are an important natural buffer for the town, and visually relate to Toll's meadow south of the road.

### **Kimberley Street**

A short terraced street running roughly north to south, terminating in a dramatic change in level at Browick Road, above which stand the gables of the Victorian school. At the south end, the street is lined with late nineteenth or early twentieth buildings of some quality, although subsequent modernisation and redevelopment has had detrimental effect towards the north end.

### **Market Place**

This is the heart of the town with the Ancient Market Cross as the focal point and the three main feeder roads all climbing up to the space in recognition of its importance. The Cross dominates the view up from Market Street, but it comes into view rather later from Bridewell and Fairland Streets.



Market Street



Middleton Street



Middleton Street



Vicar Street



Vicar Street



Town Green

The surrounding buildings are two and three storied dating from the 17th through to the 20th centuries. The modern infill development on the north side has maintained the line and form but it has an inferior quality compared to other buildings in the group. Being predominantly a shopping area, some of the problems arise from the use of modern shop fronts and the pressure for corporate identities. It should be possible to adapt standard approaches to suit individual buildings.

The setting of the Cross has been enhanced by the resurfacing and traffic management scheme. The more sympathetic street lights have added a touch of quality and a more human scale than the standard columns and designs. The raised cobbled area to the west end is in need of attention.

### **Market Street**

The road was almost certainly rebuilt after the fire in 1615 although the medieval building line has been maintained. The frontages are continuous, with the views culminating in the Cross at one end, and the Chapel at the other. While the buildings are normally 2 storey in height, the gateway to the Market Place is formed by two 3-storey buildings whose distinctive gables face each other. The shop fronts of former Wharton's butchers (No 12) are of exceptional interest. The presence of alleyways and yards give a welcome depth to the street. Whartons Court has taken to screen the car park would be an advantage. Similarly, Griffin Court provides a pleasant link to Damgate Street, although the replacement of the asphalt road surface with more traditional materials would be a great improvement.

The greatest disappointment is the parade of shops on the south side which was a replacement for a grand Georgian building in the 1960s. The resurfacing of the forecourt and the trees have helped, but the fine Georgian fronted house opposite reminds the observer of what might have been.

### **Middleton Street**

This street has a predominantly Georgian character and is rather grand in terms of scale and quality of buildings. Beech House, the Council Offices, and Caius House are all fine examples of 18th century architecture. However, Caius House has been disfigured by the introduction of the later shop fronts, and the air conditioning units on the flank wall of No 1 could have been more discretely positioned.

The public garden adjacent to Beech House is an important feature and the trees can be appreciated from several vantage points. The unusual door case to Priory House is of interest.

Middleton Court is a small development of interest to the rear of no. 28 which has created a

successful environment. Other 'service' buildings survive to the rear of frontage properties, especially on the east side and a development recently completed to the rear of no 10, has made a quiet but confident contribution.

### **Norwich Road**

The Bridewell is the most notable building, commendably restored and now occupied by a mix of community, commercial and residential uses. The building closes the view from Bridewell Street although the wide expanse of tarmac at the junction detracts from its setting.

The trees in the garden of the Church Hall are important but the enclosure is not complete. Iron railings on top of the flint wall would be a welcomed enhancement. The extension has been a positive addition. The Windmill public house is of interest but its forecourt needs a greater definition with the road.

The terraces on the south side are of good quality; their railings add to their prestige.

### **Pople Street**

The street has some good examples of the town's 19th century housing. The brick terraces lead down to Town Green where the belt of trees behind forms a distinctive backdrop. The Drill Hall also displays a quality of brickwork that is a recurring feature throughout the town.

### **Queen Street**

A late 19th century row of houses, Queen Street finishes abruptly at its southern end offering a good view over the area beyond. The terrace on the west side is largely unspoilt, apart from replacement windows. The Baptist Church is typically Victorian with elaborate decoration. The surface of the road could be improved, but the blue brick kerbs used here should be retained. The section north of Brewery Lane is spoilt by the exposed rear service yard and the electricity sub station building. The buildings on the east side have some good detailing. The view across to the Georgian House in Market Place is attractive.

### **The Lizard**

See 4.1.

### **Town Green**

This was probably the site of the 12th century settlement, but no pre-fire buildings survive. There are however, some fine 17th century and 18th century buildings of a fairly large scale. Whilst the Methodist Church could not be described as being in keeping with the character of the area; it does make a positive contribution to the street scene in a way that the former cinema opposite does not.

The improvements to the junction with Vicar Street give a more dignified setting to the War Memorial. The range of buildings adjacent to the south, with the corner turret, almost of a Bavarian character, is of unusual interest.

The view down towards Cock Street is deflected by the range of commanding town houses at numbers 1-9. Their raised gardens give them an added dominance.

## **Vicar Street**

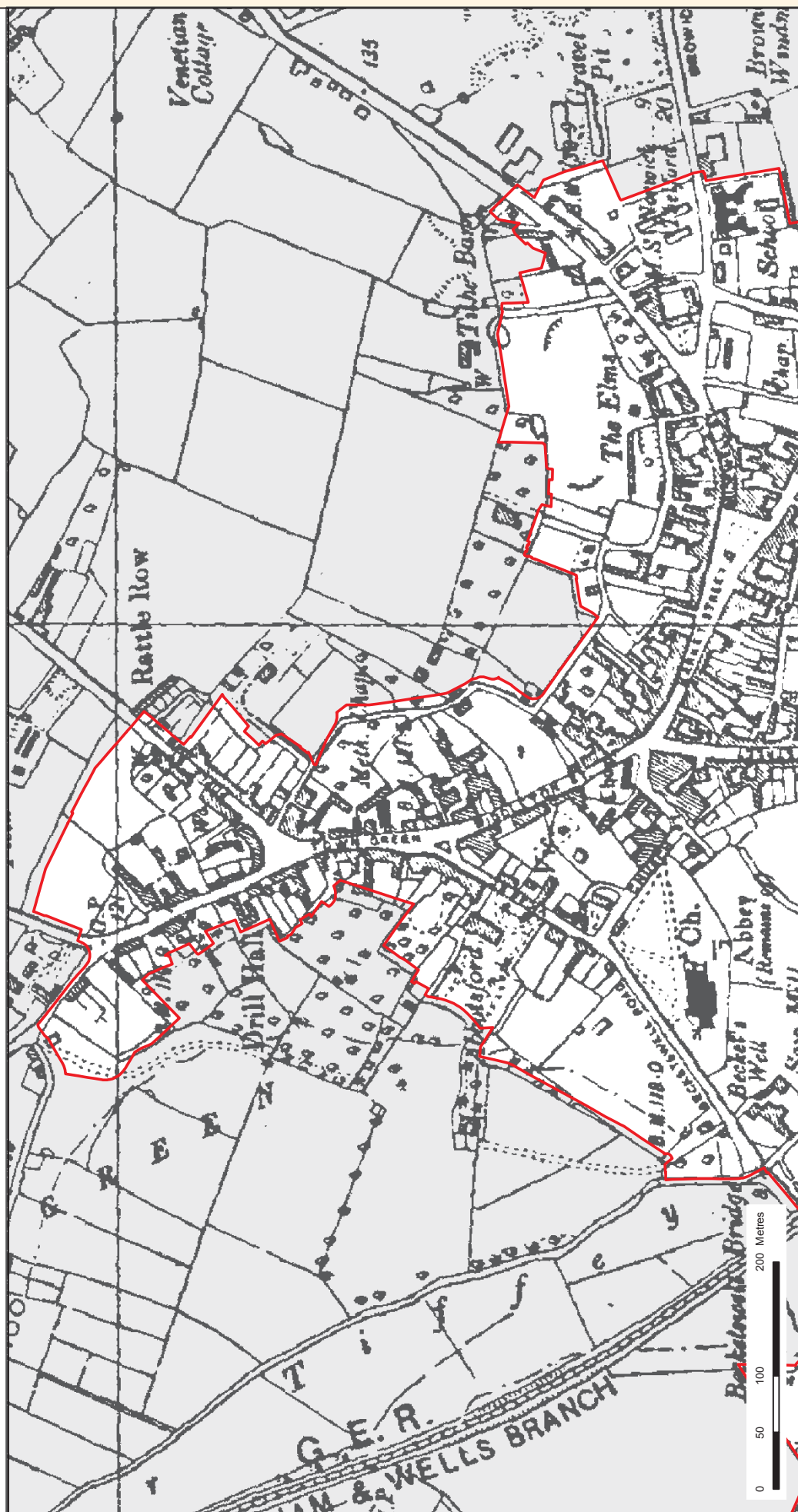
There is a fine group of 18th century and early 19th century houses at the south end of the street, which frame a view of the Abbey towers. Past these some 17th century and 19th century cottages and houses are linked by high flint walls and the garden wall of Abbotsford is lined with a high beech screen.

It is interesting to note how the street widens almost imperceptibly in the middle before narrowing at each end. The alignment of the flint cottages is quite delicate. The range of houses at the northern end then fans outwards to form the space for the Memorial.



## APPENDIX 2

# Wymondham 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**

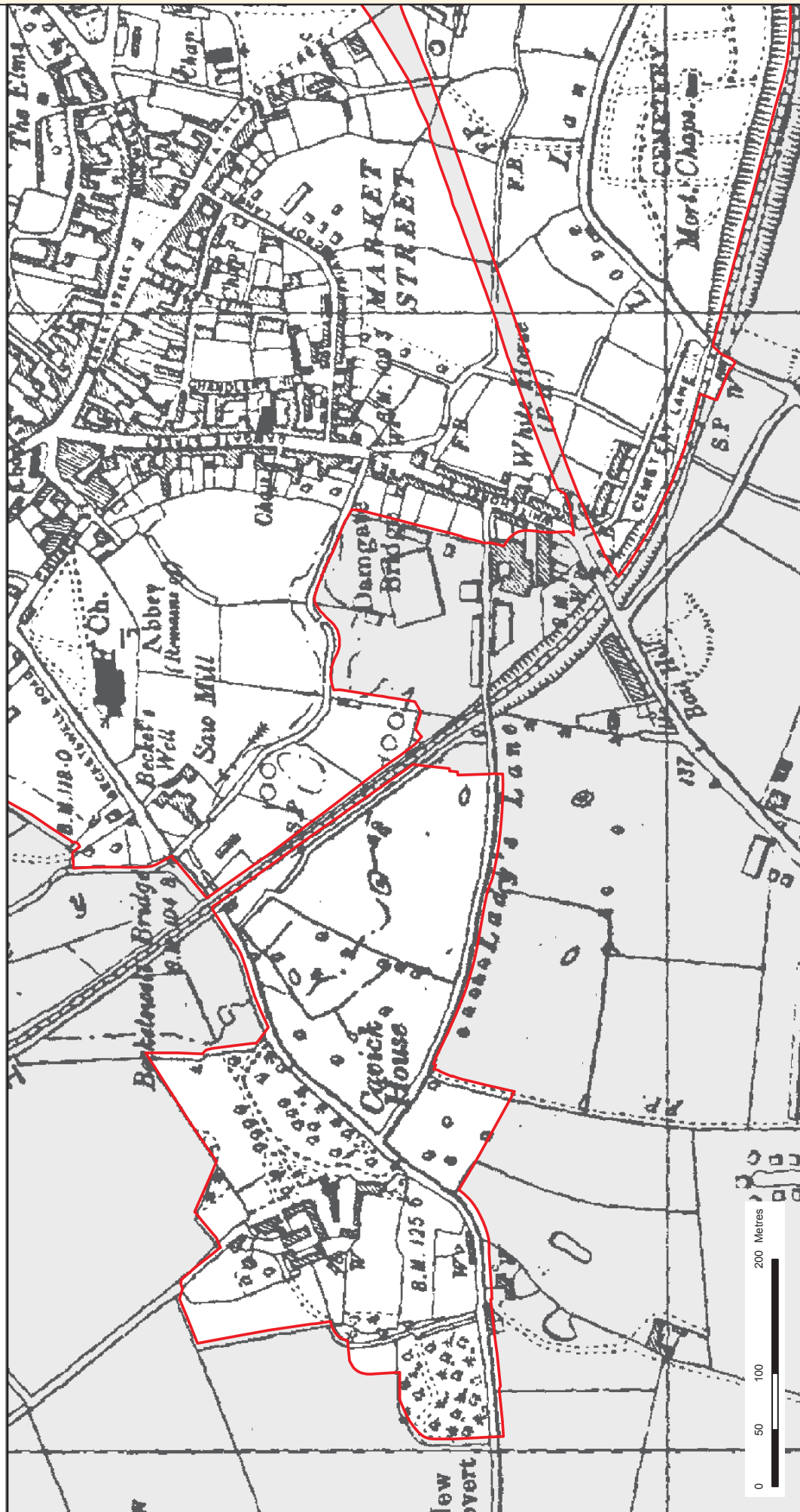
Scale at A3:  
1:3,500

Date: March 2012



**South Norfolk**  
COUNCIL

## Wymondham Conservation Area Historic Map 1891 - 1912



Scale at A3:  
1:3,500

Date: March 2012



Key



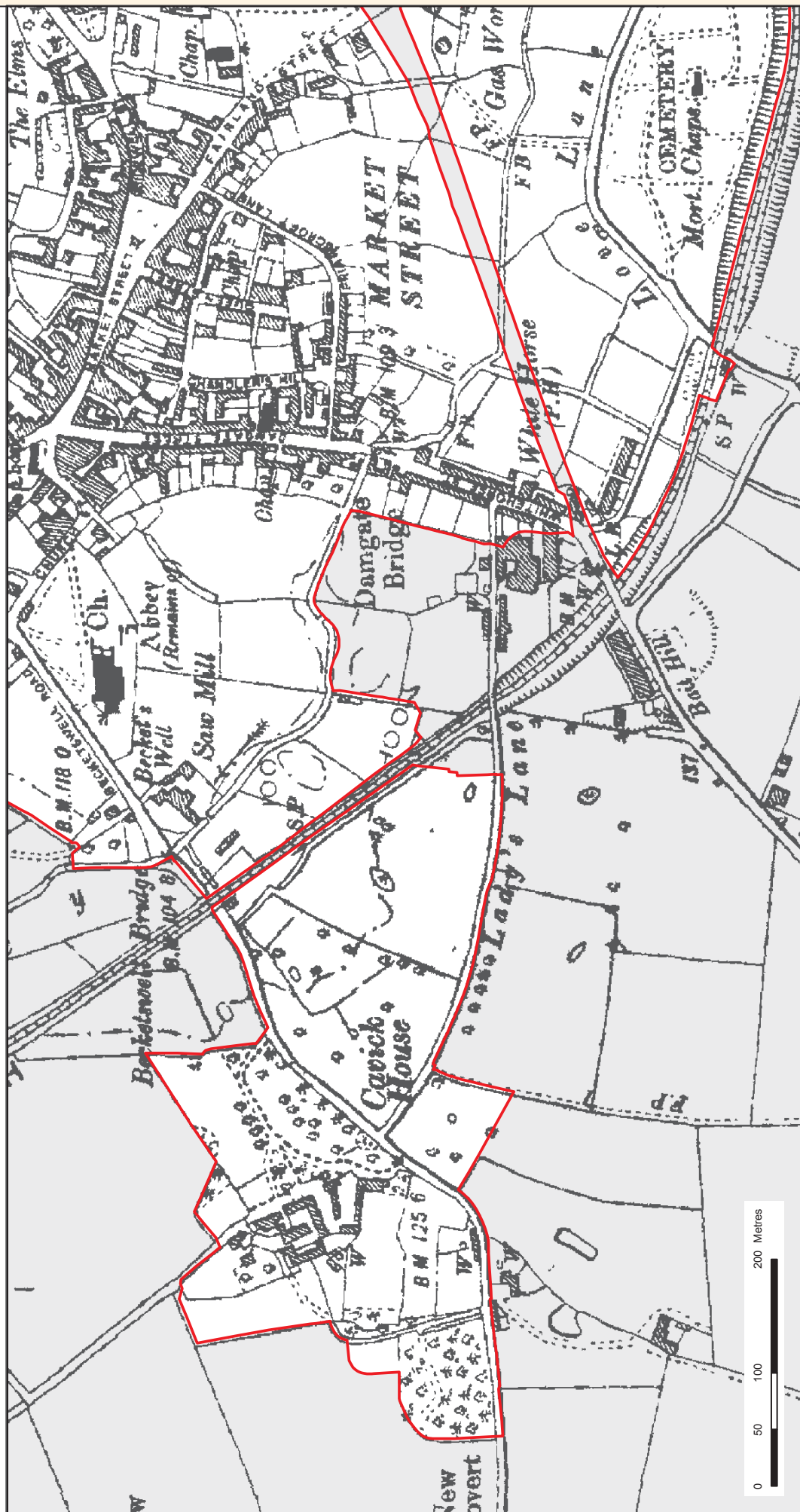
Existing Conservation Area

South Norfolk Council  
Swan Lane  
Long Stratton  
Norwich  
NR15 2XE

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



# Wymondham Conservation Area Historic Map 1919 - 1939



Scale at A3:  
1:3,500

Date: March 2012



Key



Existing Conservation Area

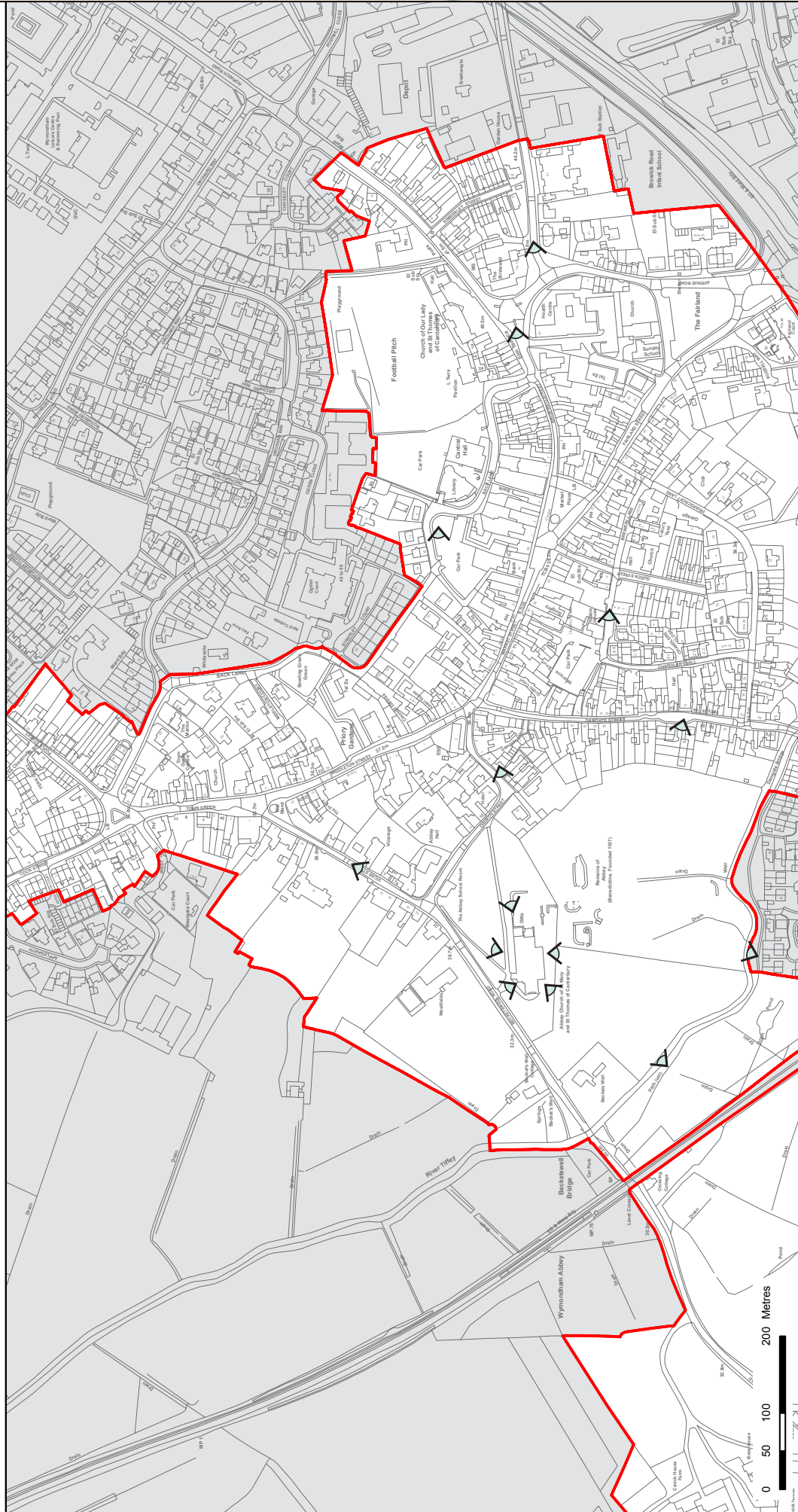
South Norfolk Council  
Swan Lane  
Long Stratton  
Norwich  
NR15 2XE

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





## Wymondham Conservation Area Key Views Map



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



**Key**  
Existing Conservation Area

Key Views

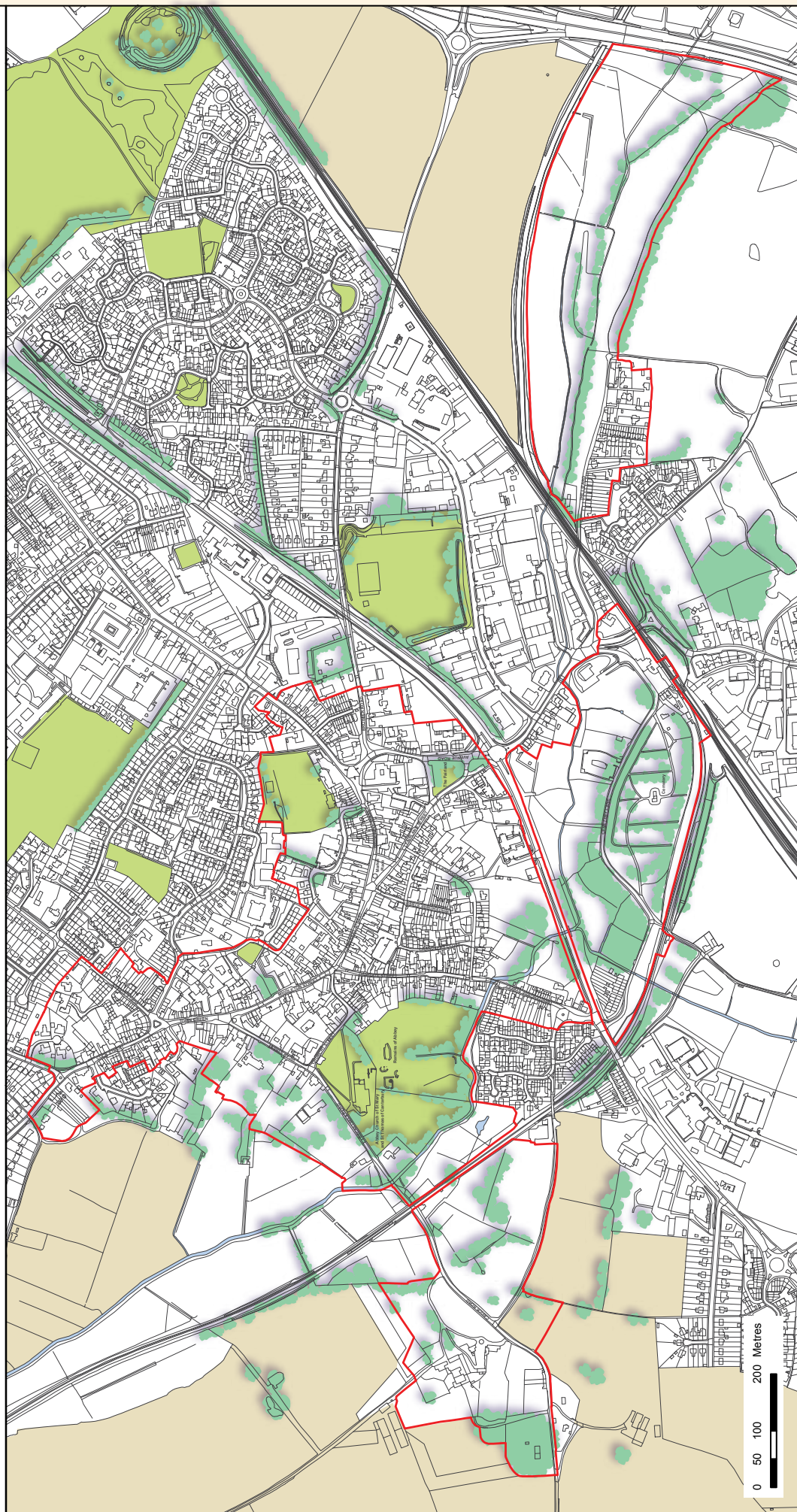
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Date: March 2012





# Wymondham Conservation Area Natural Character Map



## Key

- Open space
- Water Meadow
- Agricultural
- Trees
- River

Scale at A3:  
1:7,000

Date: March 2012



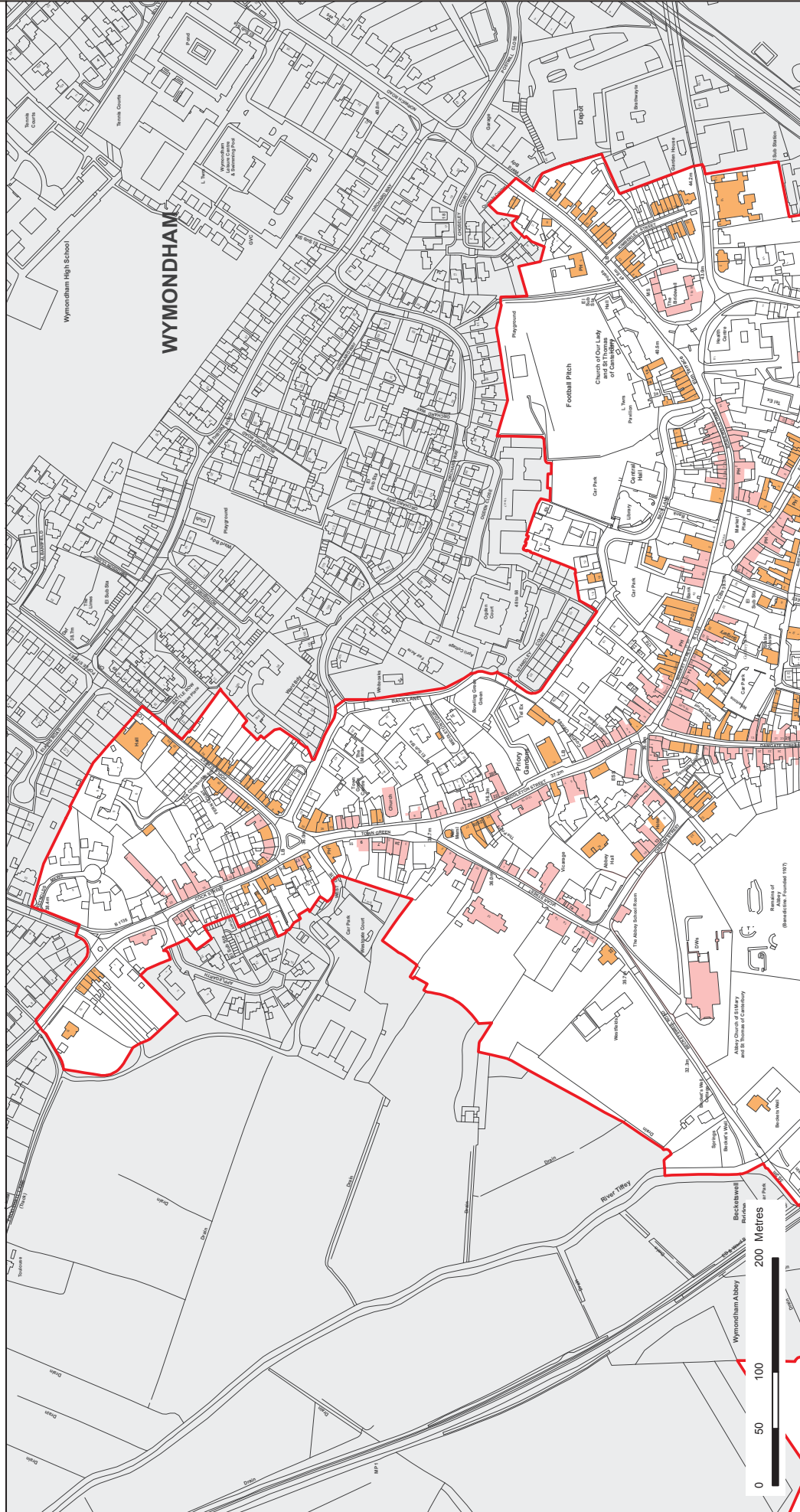
South Norfolk Council  
Svan Lane  
Long Stratton  
Norwich  
NR15 2XE

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





## Wymondham Conservation Area Streetscape Map



### Key

- Listed Buildings
- Buildings of townscape significance

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

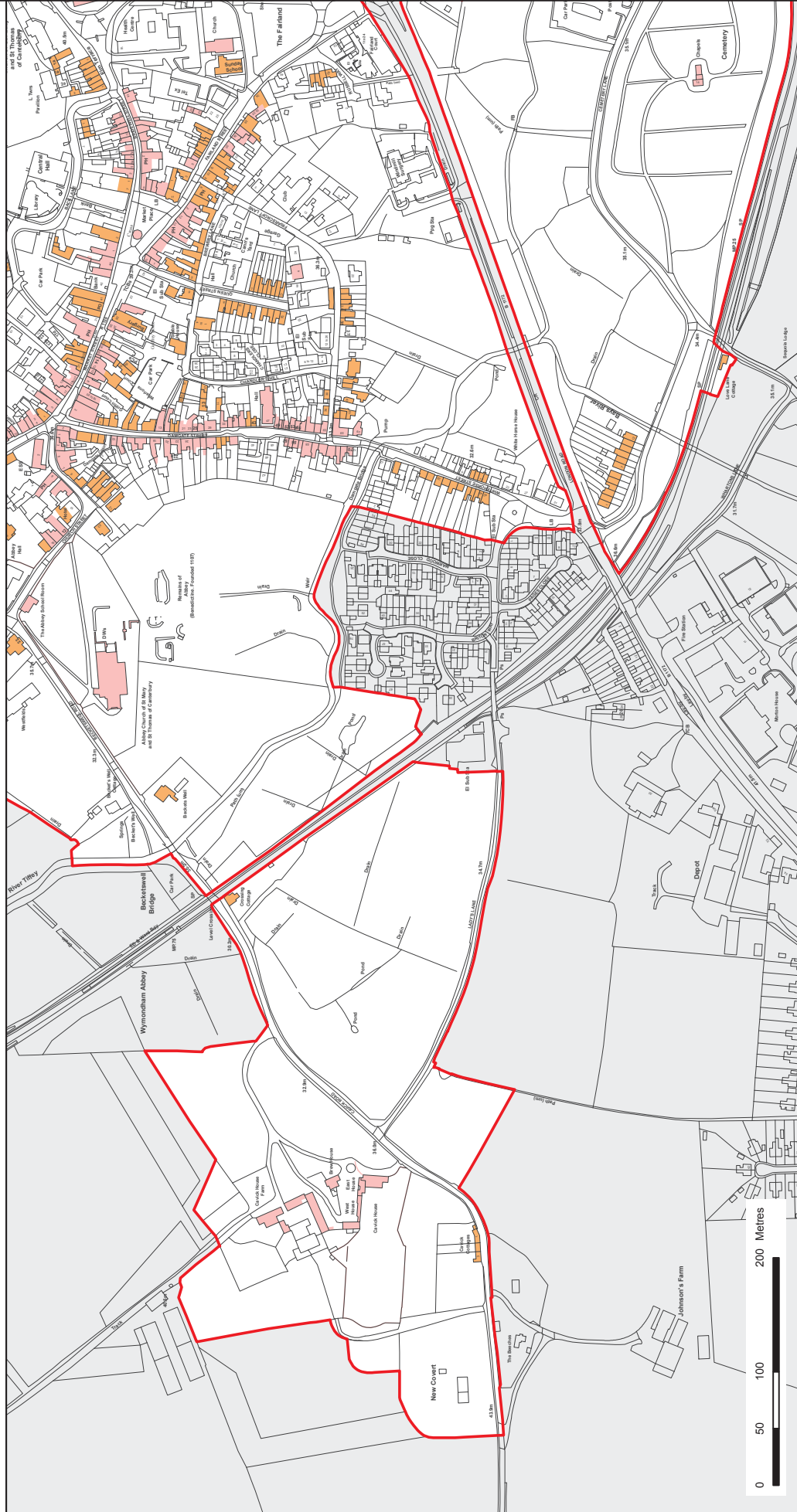


Scale at A3:  
 1:3,500

Date: March 2012



# Wymondham Conservation Area Streetscape Map



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



## Key

- Listed Buildings
- Buildings of townscape significance

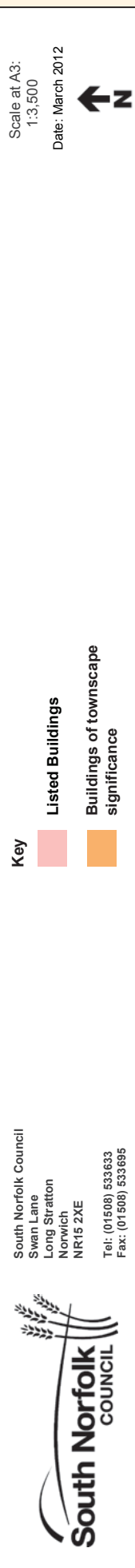
Scale at A3:  
1:3,500

Date: March 2012





### 36. Wymondham Conservation Area Character Appraisal





## 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 Development Framework (LDF). 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

**The Joint Core Strategy** identifies Wymondham for major new growth of at least 2,200 houses, together with associated services and improvements.

This is currently being assessed as part of the preferred options document for the Wymondham Area Action plan.

There are various policies suggested in the strategy that will influence and shape the impact of the expansion, and will be relevant in how it could affect the Conservation Area and its setting. The framework objectives 1, 8 and 9, and the area wide policies, 1, 2 and 10 add details to the proposals for Wymondham.

Norfolk County Council has carried out an historic landscape character assessment of the Wymondham parish. This has identified various archaeological, historical and landscape elements that will help inform the decision making process.

### **Policies specific to Wymondham**

WYM 1	Housing allocation, Friarscroft Lane
WYM 8	Rear servicing of commercial premises in the central area
WYM 12	Impact of new buildings on vistas and views of Wymondham Abbey Towers
WYM 13	Protecting the setting of Wymondham Abbey
WYM 14	Public open space allocations

Wymondham's future – Strategic Plan for Wymondham 2008/2013.  
This includes objectives 5.2 and 5.3 that relate to the built and natural environment.

To support these policies, the Council provides further advice and details in a series of design guides, which are currently being reviewed and expanded as part of the LP process.

## **Appendix 5**

### **Archaeology**

The Norfolk Museums and Archaeology Service compile records of all areas of known archaeological activity, sites, finds, crop marks, earthworks, industrial remains, defensive structures and historic buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER).

The NHER for the conservation area in Wymondham has 221 entries. The majority of these entries are buildings or other structures above ground, which are, in the main, statutorily listed, although some of the NHER entries contain more detailed information about the buildings. Others are 'find spots' where a record is kept of anything of interest that is found during building works or other excavations. Some sites have been more systematically excavated and researched and the records for the area around Wymondham Abbey shows evidence of human occupation from as early as prehistoric times/Roman/Medieval and post medieval times.

See also Norfolk County Council's Historic Landscape Character Assessment

## **Appendix 6(i)**

### **List of Buildings of Special Architectural or Historic Interest in Wymondham Conservation Area**

Becketswell Road	Precinct walls and gates to NW of Abbey. Walls to north and east of churchyard.
Brewery Lane	The Cottage
Bridewell Street	2 (Queens Head), 4, 6, 8, 10, 12, 14, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21
Cavick Road	Cavick House and walls, Brew house and attached building, Cavick House farmhouse, dovecote, East house and west house, various garden walls and ha-ha, Barn west and north west of Brew House, Stables
Cemetery Lane	Cemetery Chapel, Railway station and north platform, 15,16 and 17 Railway cottages, The old Goods Shed, K6 telephone kiosk
Church Street	1, 3, 3A, 5, 7, 6, 8, 12, 14, 16, Becket's Chapel Garden walls towards SW of No. 18 Abbey Church Precinct walls to NE of Abbey, and gate. Walls to north and east of churchyard. Remains of Chapter House, and fragments of Abbey Church. Ada Hart Room and the Abbey School Room.
Cock Street	4, 6, 8, 10, 12, 14, 16, 18, 20, 22, Warehouse range to rear of no. 22 19, 21, 23, 25 (former Cock Inn)

Damgate Street	2, 10, 12, 14, 14A, 16, 18, 20, 22, 24, 26, 28 30, 36, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70. 13, 15, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, Railings to no. 47, Community Hall (47), 49, 51, 53, 53A, 55, 57, 59, 61, 65, 67
Fairland Street	2, 20, 24, 26, 30, 32, 34 5, 7, 21, 23
Friarscroft Lane	4 (Pennybrick Hall)
Market Place	1, 8, 9 and 10, 12A & 12B, 13 (Cross keys), 14 & 14A, 15, 16, 17 & 18, (includes 1 Queen Street) Market Cross
Market Street	2, 4 & 6, 8, 10, 10A, 12, 16, 16A, 16C, 18, 20, 24, 26, 30 3, 7, 11, 13, 15, 17, 19, 21 (The Heart), 47, 47A, 49
Middleton Street	2, 4, 6, 8, 8, 8A, 10, 12, 14 (Council Offices), 20, 24, 26, 28, 3, 5, 7 (Caius House), 11, 13, 15, 17, 19, Stables NW of Priory House
Norwich Road	The Bridewell, House east of the Bridewell
Pople Street	1, 3, 5, 9, 23, 25
The Fairland	United Reform Church (including railings)
Town Green	2, 2A, 2B, 4, 6, 14, 16, 18, 20, Methodist Church 3, 3A, 5, 7, 9, 17
Vicar Street	1, 3, 5 (The Vicarage), Stables NE of the Vicarage and attached wall, 7, 7A, 9 6, 8, 10, 12, Stables east of no. 12, 14, 16, 18, 20

#### Notes:

1. The Market Cross and the Abbey are also Scheduled Ancient Monuments
2. The rear range of 16 Market Place is on the Buildings at Risk Register
3. A “listed” building also includes buildings and structures within the curtilage which are not included in the above list.
4. All buildings are listed Grade II except

Abbey	
Becket's Chapel	Grade I
Market Cross	
Cavick House	



Green Dragon, 6 Church Street  
 3 Market Street                      Grade II\*  
 13-19 Middleton Street

## Appendix 6 (ii)

### Unlisted buildings in Wymondham Conservation Area which are of townscape significance

Back Lane	2, 14, 16, Wall to NE & NW of Bowling Green, outbuilding to No. 35 outbuildings & wall to rear of Council Offices 1, 3, 5. Wall to no 24
Becketswell Road	No 2 (St Mary's), Becketswell Cottage, Becketswell House
Brewery Lane	No. 3, Hall to Baptist Church, 4 (Victoria House), Stable House, out buildings on north side and range opposite
Bridewell Street	1
Browick Road	2, 4, 8, 10, (School) 12
Cavick Road	Crossing cottage, 1-3 Cavick cottages
Cemetery Lane	Nos. 1-12, Love lane Cottage, retaining wall to cemetery, Cemetery Lodge, Ticket office, Signal box at station and south platform,
Chandlers Hill	11-17 (Old Chandlers Warehouse), section of wall opposite, 19-23 (Chain Entry),
Chapel Lane	3-11, 15
Church Street	9- 23, 10 ( excluding modern hotel), Building adjacent to no 16 and wall, 18
Cock Street	1, 3, 3a, 5, 2 ,former chapel & wall to rear of No. 18
Damgate Street	1 - 11, 17, 19, 41, 43, 4, 6, 8, 32, 34,
Elm Terrace	1 - 7
Fairland Street	1, 3, 9 -19, 4-18, 28, 34, 46- 50
Friarscroft Lane	1, 3, 25-35, (Friarscroft Terrace), 41-49, 53, 30, 36, wall and outbuilding south of no 6
Kimberley Street	7-17, 19, 12-18
Market Place	7, 11, 2
Market Street	1, 21 - 27, 33- 41, 20, 28, outbuildings rear of No. 49, buildings lining Wharton's Court
Middleton Street	1 and adjoining wall, 9, 21 - 27, Former Post Office, 18

Norwich Road	1, 1A, 3 (Windmill PH) , 9, 15 & 17, 6 to 32
Pople Street	7, 15 – 21, 27 (Primrose Cottage), 29, 33 & 35, Drill Hall, 8, - 22, 28- 44
Queen Street	Baptist Chapel and front railings, electricity sub station, 3 and 5, 7-21, 6, 8-26
Station Road	Railway Hotel
The Fairland	Sunday School and railings
Town Green	8, 10, 22-30, 13, (Feathers PH) 15, 19, War memorial
Vicar Street	2, 22
Whitehorse Street	13 - 19, 16, 22, 24, 26 - 32, 34-42
The Lizard	13, 16 – 21, 26, 26a, 27 - 43, 55, 56

**Note:**

Church Street numbers 9 to 23 and no.10, Friarscroft Terrace, Friarscroft Lane (Nos 25 – 35 inclusive) - these properties are subject to an Article 4 direction under the General Development Order, restricting permitted development rights to certain external alterations.

## Appendix 7

### Sources and references

GENUKI website

Wymondham History Society: Wymondham history of a Norfolk Market Town

Whites Gazetteer and History of Norfolk 1854

Kelly's Directory 1883

South Norfolk Council Character Appraisal 2001

Norfolk Garden Trust: Town Gardens Survey: Wymondham 1998 & 1999 – Anthea Taigell

English Heritage: Guidance on Conservation Area Appraisals 2006

Guidance on the Management of Conservation Areas 2006

## Appendix 8

### Contacts:

SNDC Conservation Team - 01508 533812/533948

[www.south-norfolk.gov.uk](http://www.south-norfolk.gov.uk)

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Historic Environment Services - 01362 869276

[www.museums.norfolk.gov.uk](http://www.museums.norfolk.gov.uk)

Broads Authority - 01603 610734

[www.broads-authority.gov.uk](http://www.broads-authority.gov.uk)