

# AYLSHAM CONSERVATION AREA

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## CHARACTER STATEMENT BROADLAND DISTRICT COUNCIL MARCH 2008



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# CONSERVATION AREA CHARACTER STATEMENT: AYLSHAM

## CHARACTER APPRAISAL

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# CONSERVATION AREA CHARACTER STATEMENT: AYLSHAM

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## INTRODUCTION

A Conservation Area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. The conservation of the historic environment can enhance the quality of life of those who live or work in the area and, by attracting visitors, can benefit the local economy. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities are required to review existing Conservation Areas and, where appropriate, consider the designation of new ones.

Factors which contribute to the special quality of a Conservation Area may include:

- (i) the architectural quality of the buildings themselves
- (ii) the materials of which they are made
- (iii) their relationship with one another and their setting in the landscape
- (iv) the character of the spaces between buildings, including walls, hedges, trees and ground surface materials
- (v) views both within the area and from outside

The District Council is committed to the protection and enhancement of the historic environment of Broadland. The Aylsham Conservation Area was designated in 1972. It was extended in 1981 to include the Old Hall and grounds, Blickling Road, and again in 1990 to include the area between Heydon Road and Blickling Road and a stretch of the Bure valley along Drabblegate. An illustrated Statement accompanied the original designation.

## CONSERVATION AREA BOUNDARIES

The present Statement identifies and reaffirms the special architectural and historic character of the area identified in the earlier Statement and of the various extensions to it.

## HISTORICAL DEVELOPMENT

There is evidence of early settlement close to the town, notably the remains of a Romano-British town at Brampton and the course of a Roman road nearby. But the present town is probably Saxon in origin. The name Aylsham is thought to mean Aegel's homestead (from an Old English man's name + ham). It is spelt Ailesham and Elesham in Domesday Book (1086). Earlier, during the reign of Edward the Confessor, the manor had been held, in the King's name, by Guert, but after the Norman Conquest it was granted to Ralph Guader, Earl of Norfolk. He, however, rebelled against the King and was dispossessed. The mention in Domesday of a Rector indicates the existence of a church at this date.

Weaving brought prosperity to the town during the Medieval period, linen and canvas being its most important products until the fifteenth century. But thereafter – up to the Industrial Revolution – the weaving of worsted cloth became its staple industry. With the shift of the wool industry to Yorkshire, Aylsham's chief trades became corn and timber and various trades relating to agriculture. Market charters had attracted trade from at least as early as the thirteenth century. These charters covered an annual horse fair as well as the weekly market which survives to this day.

There were four manors in Aylsham in Medieval times: Lancaster, Vicarage, Sexton's and Bolwick. Charles I was forced to raise funds by mortgaging the Manor of Lancaster to the City of London.

The City subsequently sold it to Sir John Hobart, through whose ownership of the Blickling estate the National Trust are now Lords of the Manor and the owners of the Market Place.

The parish church



is said to have been built by John of Gaunt in 1380, though its oldest parts appear to be of the late thirteenth century. The porch was built by Richard Howard, Sheriff of Norwich, in 1488: designed as a grand architectural statement, it stands higher than the aisle to which it is attached.

The river Bure was, for practical purposes, not navigable at Aylsham until during the 1770s a canal was dug from Burgh Bridge which extended navigation up to the Mill. Two decades later the turnpike from Norwich was created and this was extended to Cromer in 1811. Of this period Pevsner, in his *Buildings of England* writes "these were Aylsham's great years, and explain much of the Georgian aspect of the town".

In 1883 the town became still more closely linked to the outside world with the coming of the railway.

Reading the trade directories of the nineteenth and early twentieth centuries a picture emerges of, first, a growing prosperity and proliferation of retail trades and services in the town, including regular mail and carrying and agricultural services of all kinds. But then in the mid and late twentieth century, with the proliferation of the motor car, communications and retail trading patterns changed: Small local shops and services bowed to pressure from supermarket shopping and mass-produced services, while radio, television and now the internet have still further reduced the self-sufficiency which once characterised small towns like Aylsham.

But the town remains well-known for its Friday market and its Monday auctions, and regular Farmers' Market, and remains an active local business and social centre. At the same time both the historic centre and the inner suburban areas of the town are popular places to live in. The retention and enhancement of the quality of life in the town is therefore all the more important for its economic well-being.

## LOCATION AND SETTING

Aylsham is about twelve miles from Norwich and nine and a half miles from Cromer. The gently undulating countryside is criss-crossed by hedgerows and the skyline is broken up by groups of trees and hedges. Just north of the church and at the junction of Red Lion Street and Cromer Road and, further east, at Town Lane and Gashouse Hill, the land drops down to the river Bure. Therefore, as one enters from the north or north-east, the historic town centre, with the church tower in the middle, is clearly seen. From the west and north west, along Blickling and Heydon Roads, the entrance to the town centre is less pronounced, but is pleasantly framed by the trees on the Blickling Estate, in the grounds of West Lodge and in the smaller, but spacious, private gardens which characterise this side of the town. Trees in the grounds of the Manor House and Burgh House similarly enhance the entrances to the town centre from the east and south-east, but here twentieth century suburban developments along Burgh Road and Norwich Road have blurred the formerly clear boundaries between town and country. Entering from the south-west, along the Cawston Road, this distinction has been blurred in the same way.

Conservation policies should seek to preserve the clear town-country distinction where it still exists and to retain the open parkland and the groups and belts of trees which do so much to make Aylsham an unusually attractive small town. In 2004, Aylsham was the second place in Britain to achieve Cittaslow (Slow Town) status. Cittaslow, which is Italian for "slow city" or "slow town" is an international network of towns. A Cittaslow signs up to working towards a set of goals that aim to improve quality of life, and needs to pass an assessment before being admitted as a member of the Cittaslow network. The movement aims to protect the environment, promote local goods and produce, and avoid the 'sameness' that afflicts too many towns in the modern world. These aims are entirely compatible with Aylsham's conservation area status.



## FORM AND CHARACTER

Aylsham is one of the most attractive small market towns in Norfolk. It has a compact historic core centred on the Market Place. There is a predominance of eighteenth or early nineteenth century Georgian facades, which give the town an architectural unity. Though set back and partly hidden from the Market Place, the Church of St Michael with its tower surmounted by an attractive spirelet is a constant presence in the centre and dominates the skyline in many views of the town from outside. Surrounding this core are lower density, largely residential, areas which vary considerably in character and in their townscape value. Further out again – and unique to Aylsham – are no less than three fine large houses set in spacious grounds; while to the north-east, Millgate is like a separate village, albeit linked to the town. Beyond Millgate and the former railway line to the north, Drabblegate, with its loosely strung out houses and farmsteads, runs north through open country along the east side of the Bure valley.

The Conservation Area may for convenience be subdivided into a number of distinct zones, each with its own character.



## THE TOWN CENTRE

The Market Place is basically a wedge-shaped space, visually enclosed on its west, north and east sides. Its principal entrances are in the south-east and south-west corners via Penfold Street. The narrow south-east opening successfully maintains the sense of enclosure, but in the south-west corner twentieth century re-developments (the Post Office and Lloyd's Pharmacy) allow the space to "leak out" into Hungate Street and along Penfold Street itself. Other minor entrances perforate the seemingly enclosed sides: from the churchyard to the north via a small northward extension to the main space and from Red Lion Street to the east via two narrow streets either side of the Town Hall and a pedestrian lobe a little further south. This is townscape at its most satisfying. But it is compromised by the unrelieved tarmac ground surface, the mass of parked vehicles and the traffic trying to squeeze in and out. Only on market days does one get the sense that this is a space primarily for people.

Among many historic buildings of the seventeenth or eighteenth centuries, the Black Boys, Somerfield's (despite its shop front) and Clarke's are outstanding. Fine shop fronts include the Gate of India and Lloyds TSB. But many upper floors are under-used or used for storage only: notably Somerfields, whose windows are blacked out. The fine mid-nineteenth century Town Hall dominates the space, though architecturally it is compromised by the later extension to the west.

**Penfold Street** is the main east-west route through the town, linking Norwich Road to Blickling Road and Cawston Road. It opens out to become the south side of the Market Place. It is constantly choked with traffic and is hazardous for pedestrians, with narrow - or no - footpaths. On the north side the Market Place is "framed" by important historic buildings: a good gable end to Barnwell's on one side and on the other the return façade of the Black Boys. The south side has been entirely rebuilt in recent years, although Barclay's Bank retains its Georgian façade. The adjoining building, linked

to the bank by a clumsy set-back, has a coarsely detailed repro-Georgian façade. Lloyd's Pharmacy turns the corner into Hungate Street somewhat clumsily with an angled gable. It is again in a repro-Georgian style, but the details - eaves, shop fronts and a gable lunette for example - are large, coarse and unconvincing. In contrast, the Post Office, an earlier neo-Georgian building on the corner with Hungate Street, carries conviction.



**Red Lion Street** is an attractive shopping street aligned on a very gentle double curve. It is lined with modest buildings, mostly with Georgian facades. It links Norwich Road to Cromer Road and, though it still carries more heavy traffic than is good for pedestrians, thanks to the A140 by-pass it is much more bearable than Penfold Street. Many upper floors are vacant or used for low-key storage: less traffic would make residential use a more realistic option. On the west side the frontage opens out to give access and angled views through to the Market Place. On the west side Red Lion Yard and, on the east side Pegg's Yard are good examples of traditional yards containing a mix of refurbished and new cottages. At the north end, an attractive Georgian building, Bayfield House (in White Hart Street), closes the view up the street. But the junction between Red Lion Street, Cromer Road and White Hart Street has two visually "weak" corners: on the east side a sub-standard building of corrugated iron and roofing felt and on the west side an open parking area replacing the original frontage. By contrast, Listed buildings on both corners provide a "strong" entrance to the street at its southern end.

**Blofield's Loke** is an alley, leading from Red Lion Street to Oakfield Road. A major change since the last report has been the replacement of the garage on the south side of the loke by shops and flats, with further new houses at the back. The old buildings on the north side of the loke are used as small shops. The new development received a well-deserved Broadland Design Award in 2005: a lot of trouble has been taken with materials and details, including the use of cut headers to give the appearance of Flemish bond brickwork. The houses vary between one and two storey and some are built round landscaped courtyards with nicely designed walls and railings. At the far end of the loke a Listed building in Oakfield Road closes the view. The street frontage building attempts to imitate the adjoining Georgian buildings, but it falls short by being set back from the established building line, by the absence of a cornice to the shop fascias (so that the lead flashing is too dominant) and by the first floor windows being set forward in their openings.

**The Church and Churchyard** are tucked away beyond the Market Place, the Medieval building in its open green space contrasting markedly with the Georgian frontages and the tightly packed commercial centre to the south and east. At the same time they serve as an intermediary between the busy town centre and the relative peace and quiet of the more spacious residential areas to north and west.



**White Hart Street** is the historic entry to the town centre from Millgate and the north-east. It has two distinct halves.

The western half is part of the built-up core, with Listed buildings both sides, including the Victorian Methodist Chapel and the Georgian Emmanuel Church (formerly the Baptist chapel) approached down a narrow loke. On the north side Town Lane drops down towards Millgate. The Conservation Area map of 1972 shows allotments separating Millgate from the town centre: now the two are joined by the new houses of Abbots Close. While this development was in accordance with planning policy at that time, it blurred, at a significant point, the hitherto defined shape of the town, so running contrary to one of the aims of the 1972 Conservation Area report. Nevertheless the backs of well-converted stables on one side of Town Lane and a traditional cottage terrace on the other continue to define much of the lane itself.

The eastern half of the street has a spacious character, with a number of large Victorian houses and gardens and the grounds of the Catholic Church. It is important to conserve this character. No.25 (Listed) is especially fine.





**Hungate Street**, the historic entry to the town centre from the south, is mainly residential and somewhat detached from the commercial core. At its north end, there is a wide space, comprising the forecourts of the Unicorn Inn and the Post Office, the front of Unicorn Yard and the street. With the removal of boundary walls and a unifying paving and traffic calming scheme, there is the potential to transform a rather “bitty” area into an attractive “plain” adjacent to the Market Place.

The rest of this pleasant street is almost entirely residential and contains a great number of buildings of interest. Demolitions have left King’s Kebab House sadly isolated from its neighbours. Several houses have exposed timber framing. No. 13 (Norfolk House), a fine eighteenth century house with original railings and gates, stands at a right angle to the street. Behind No. 17 is a traditional workshop well converted to a house. A feature of this street is houses set back behind gardens or approached through gaps in the frontage (Nos. 23 to 31 and Nos. 24 to 28) while others are set back around a court complete with pump (Nos. 38 to 50). No. 51 (Gothic House) dated 1886 is “icing sugar gothick” and looks south over its garden. No. 64 (Collegiate House), the Ex-service Social Club, is a fine eighteenth century house with a charming semi-circular porch. The modern Hungate Street Surgery is dull but its brickwork is unusually good for a modern building.



Running behind the west side of Hungate Street, The Butts is an unusually long and narrow open space, of historic interest. It links Mill Road to the south with Cawston Road to the north-west. At its north end an attractive group of new houses has been built. Unfortunately, though understandably, much of the Butts is now taken up with car parking.

### **NORWICH ROAD**

This is one of the principal, though not the most attractive, entrances to the town. Suburban houses line the road from the junction with the by-pass.

On the west side, south of the junction with Penfold Street, car parking, modern shops and a supermarket make for a broken-up frontage of little merit. By contrast, to the south, The Orchards is a fine example of the Tudor Revival style of the mid- nineteenth century. The architect was John Adey Repton, son of the famous landscape gardener Humphrey Repton. In 1995, when it was first Listed, it was included on the “at risk” list. It has since been converted into flats, with extensions and an annexe in harmony with the old. Still further south the former agricultural market has now been demolished and is being replaced by houses which will retain the important sense of enclosure along this stretch of the road.

The east side is much more unified. The Manor House (now a residential care home) with its

grounds and walls and Old Bank House on the corner of Burgh Road remain almost unchanged. The eastern part of the grounds has been divided off and Burgh House built on it, but the essentially open parkland and the surrounding tree belt have been little affected. It is vital that this parkland, together with its trees and walls, are conserved as they are.

### **BURGH ROAD AND OAKFIELD ROAD**

Modern suburban estates separate the historic town centre from the countryside to the east. But a bend in Burgh Road and the retention of roadside trees (just outside the Conservation Area boundary), followed by the trees of the Manor House on one side and an open car park on the other, allow the town to retain its traditional definition on this side. As the road rises westwards there is a strong sense of "arrival". The new houses in Blofield's Loke with their steep pantiled roofs fit comfortably into the traditional skyline.

The east side of Oakfield Road has a continuous built-up frontage at its southern end. No.29 (Pride House, Listed) closes the view looking east along Burgh Road. Other Listed houses, including a successfully converted workshop, complete this group. Further north a line of Victorian semi-detached houses are noteworthy for having, so far, escaped being spoilt by window replacements. No.2 is part of the small, but significant, group of spacious Victorian houses on White Hart Street.

### **CROMER ROAD**

The building of the A140 by-pass means that this historic entry to the town from the north is now relatively quiet. It is perhaps the most memorable entrance, with the church tower and the roofs and trees of the town centre on the higher ground to the south. The change from open country to town remains clearly defined by the tightly knit group of buildings and garden walls around the junctions with Bure Way and Peterson's Lane.

From this point the road runs south for a short distance before rising sharply and bending into Red Lion Street. The steep slope is emphasised by the steps up to the church lychgate, from

where a more intimate view opens up of the whole church set in its green yard.

This stretch of Cromer Road is characterised by large houses in spacious grounds on both sides, many with high boundary walls and trees, some with fine railings and gates. Important Listed buildings include, on the west side, the eighteenth century Old Vicarage and, further north, Nos.11 (The Grange) 15 & 17 and 19 (The White House) and, on the east side, Nos.12 (Parmeters), 14 (Clyde Cottage) and 16 (Beech House). A modern house (No.10) has a bank and hedge, somewhat out of keeping with the high walls in the vicinity. Modern houses between Bure Way and No.16 Cromer Road have large gardens, hedges and plenty of trees.



### **JUNCTION OF PENFOLD STREET, CAWSTON ROAD AND BLICKLING ROAD**

This area has some attractive features, above all the old pump and its thatched shelter in the middle. But the space is bleak, owing to the wide expanses of tarmac and concrete paving and the uncoordinated development at the end of Cawston Road.

The north side of Penfold Street is broken by the open car park behind the Black Boys. To the west, good brickwork and the use of an arcade, combining the needs of pedestrians with a built-up street frontage, enable a new building to fit in quite well, though the treatment of the corner is clumsy. In this otherwise fragmented area, the end of Church Terrace, to the north,

and Pump House, to the west, each provide satisfyingly firm “stops” to views across the road junction.

On the south side of Penfold Street, the frontage is broken by the yard of the Post Office but is then picked up again by No.1 (Old Harper House). This is a good example of a small Georgian house, complete with railings. A single storey flat roofed shop then again breaks the frontage, though the long yard beyond could be an attractive shopping area if the rough concrete paving were replaced with higher quality materials.

The modern shopping development opposite the town pump creates a partly enclosed pedestrian space. But the quality of the bricks and the design of the shop fronts are disappointing. It would be enhanced by the concrete paving slabs being replaced by a better material, as part of the re-surfacing of the area as a whole. At the corner of Cawston Road, and now almost overwhelmed by the modern developments around them, small scale shops and cottages survive either side of the attractive loke running through to the Butts.

**Church Terrace** is an attractive short cul-de-sac leading through to the west gate of the churchyard. The west side is modern suburban with plenty of trees, while the east side is a mix of Georgian (Listed) and Edwardian



houses, with Dyes Loke tucked between them. The loke gives a good view of the church.

### **BLICKLING ROAD, HOLMAN ROAD , SCHOOL LANE AND HEYDON ROAD**

This area is a spaciouly developed suburb to the west of the town centre. Trees predominate everywhere. It is vital that this character is not

diluted by modern infilling. There are important walls in many places and some houses have good original railings. There are a few Listed houses dating from the eighteenth century: Knoll House and Yew Tree House backing onto School Lane, Dorset House and North Side on Blickling Road and Hill House on Heydon Road. There are also many fine large houses from the nineteenth and early twentieth centuries. St Michael's School is an attractive late Victorian building in the gothic style, of flint and brick.

### **RAWLINSON'S LANE AND PETERSON'S LANE**

St Michael's Close, a small modern suburban cul-de-sac, has been developed on the east side of Rawlinson's Lane, contrasting with the otherwise essentially rural and traditional setting of West Lodge, on the opposite side of the lane. West Lodge is a fine large eighteenth century country house, complete with high walls and outbuildings, set in landscaped parkland, which extends westwards to join up with the National Trust Blickling Estate. North of St Michael's Close, on the corner with Peterson's Lane, a small meadow with hedges and trees helps to retain the rural aspect of the area: it is important that it remains undeveloped, despite being included in the Proposed Built up Area in the 1972 Policy Map.

Peterson's Lane is an attractive narrow winding road with hedges and trees on either side. Houses, one Listed but mostly modern, are set widely apart. To retain this character no further house building should be permitted and it may be necessary to discourage traffic using the lane as a short-cut from Blickling Road to Cromer Road.

### **THE OLD HALL, BLICKLING ROAD**

The Old Hall is a very fine classical house of the late seventeenth century. Its symmetry is emphasised by the walls and gateway in front and the avenue opposite. To the north are a large walled garden and a long building comprising barn, coach house and stables. Further north are a cottage, a derelict cart shed and another small barn: all of interest. All belongs to the National Trust.





### GASHOUSE HILL AND MILLGATE

From the east end of White Hart Street the road turns north and drops steeply down Gashouse Hill. On the west side, past the Catholic Church, is a pleasant open space with trees in front of the Police Station. Then on both sides high banks with trees effectively separate the town centre from the traditional settlement of Millgate. But this separation has unfortunately been diluted by the recent intrusion on the west side of the backs of houses in Abbotts Close. On the east side, on the corner of Sir Williams Lane, the Belt Lodge (Listed), built in the early nineteenth century in the "rustic" style, has lost some of its special character through extension.

Several short terraces of cottages and a number of houses, all from the nineteenth century, cluster round the triangle made up of Millgate, New Road and Bure Way.

In Millgate, a continuous frontage of Listed houses and cottages along the east side is succeeded by a frontage of non-Listed buildings.



Some of these should be considered for Listing, e.g. The Old Stonemason (3-bay rich Victorian) and Nos. 42 & 44 (dated 1852). On the west side a more detached frontage includes Listed buildings, e.g. Nos. 11, 15 and 17, and non-Listed buildings, some of which should be considered for Listing, e.g. The Tabernacle (chapel of 1868) and Nos. 1 & 1a. Pebble flints have been used in the building of several houses in the Millgate area – decoratively in the case of No 3 Millgate.

The heart of old Millgate is a former industrial complex, centred on the Mill itself at the bottom of Mill

Row. It is currently on the Buildings at Risk Register but has permission for conversion to two residential units. It remains one of the finest former mills in the county. It is



built of brick and dates from the late eighteenth / early nineteenth century. It is Listed. The mill straddles the river Bure. A mill race, flowing parallel to the main river from near Mashers Row, rejoins the Bure at a large pond behind the Mill. Opposite the Mill, the former miller's house (Millgate House), the former Granary and other buildings (all Listed) complete an attractive, tightly-knit group.

Opposite the junction with Mill Row, the Maltings of 1771, now converted to houses, completes the former industrial complex. They are Listed, as is the barn to the south. There is a fine view up Mill Row towards the gable end of the Maltings, with, to the right, the back of Bure House and its attractive garden extending to the river. The house, Listed, is dated 1768. Its classical front to Millgate contrasts with the functional character of the surrounding former industrial buildings.

Further north, Millgate crosses two bridges (both Listed): one over the river, the other over the mill race. Here the development is more open and rural. Behind the Maltings an open space is being cultivated as "natural woodland". A footpath, hedged on one side, runs westward and forms the edge of a modern suburban estate (outside the Conservation Area). It is important that this remains the northern boundary of the built-up area. Bridge House (Listed) is a good example of a small house of the eighteenth century. Opposite, a converted outbuilding hard on the road and a charming very small cottage are set in open space extending down to the river. Facing south over the mill race, Mash's Row completes the "village" of Millgate. These two terraces of cottages, built of pebble flints and brick, are inscribed "W Mash 1845".

## DRABBLEGATE

Today the main entrance to the town from the north-east is from the by-pass and then along the line of the former railway and across the river into Millgate. But there is a much older and more attractive way into the town. This follows a minor road from Erpingham, takes two sharp bends and then meanders along the river valley through Drabblegate, before crossing the former railway line (now Weavers Way) and joining the main road by Mashers Row.

Drabblegate is a scattered hamlet. It includes a number of Listed buildings. These include Abbots Hall (a large house of the eighteenth and nineteenth centuries set in spacious grounds), its barn and – most importantly – Abbots Hall Farmhouse (a fine brick house of the early seventeenth century set in a much older moated site). Some of the outbuildings of Abbots Hall Farmhouse are in a parlous condition and could disappear if nothing is done soon. Other buildings of interest include a nineteenth century group incorporating a chapel (now somewhat insensitively converted) on the corner of Banningham Road, Bure River Cottage (a fine house with Dutch gables – possibly listable), Bure Acre Cottage and – north of modern Shepherd's Lodge – another house (possibly Listable).

The attractive character of the area is set by the water meadows, willow trees and glimpses of the river to the west and the gently rising ground to the east, with hedgerows and trees beyond.

## TRADITIONAL MATERIALS

The character of Aylsham owes much to the traditional use of a limited “palette” of building materials. Some of these are indigenous to the area (e.g. red brick, red and black pantiles, timber frame, sand-lime render and flint). Some have come from other parts of Norfolk: e.g. gault bricks, originally creamy-white but weathered to grey, and carstone. Others have been imported from further afield: e.g. stone and slate. The preponderance of red brick speaks of the prosperity of the town in the

eighteenth and early nineteenth centuries. Very few timber frames are exposed (see Hungate Street) but many more survive beneath rendering or brick facing. The use of gault bricks became fashionable in the later nineteenth century. At the same time, the coming of the railways enabled slate to be imported. This in turn enabled roof pitches to be lowered in line with architectural fashion. At first its use was confined to wealthier houses, but later, as its cost went down, it came to be used on humble terraced cottages. The church is built mainly of flint, with stone – the prestige material, imported from the east Midlands – confined to windows and doorways and to the “dressing” of corners, parapets and buttresses. Elsewhere flint can be seen in older boundary walls (which should be preserved wherever possible) and probably also survives hidden behind facings to many buildings. Its use is prevalent in the Millgate area, where also pebble flints from the sea-shore may be seen. Brown carstone, used for its visual appeal, maybe seen in a late Victorian house in Bure Way.

Ground surfacing materials affect the character of a place. Almost all the hard surfaces in public areas are tarmac or asphalt, though there has been a welcome introduction of paving in some of the yards off Red Lion Street, so far limited to concrete “bricks” and blocks which are not always the most appropriate in terms of colour and texture.





## THINGS WHICH DETRACT FROM THE CHARACTER OF THE AREA

**The earlier report identified a number of developments effecting the character of the town in 1972: The following quotations (*in italics*) provide a useful bench-mark against which to assess the success of policies pursued over the past third of a century.**

### Traffic

*Heavy lorries roll through the narrow streets and holiday makers' cars queue on hot summer Sundays. The quality of the town, built for pedestrian and horse-cart, inevitably suffers.*

Undoubtedly the construction of the by-pass has very largely removed unwanted north-south through traffic from the town, but east-west and local traffic still chokes the narrow streets and the market place, making them dangerous and unpleasant for pedestrians and making upper floors over shops unsuitable for residential use. Recommendations later in this report suggest, in broad terms, how - given the necessary resources - this continuing traffic problem might be tackled.

### Commercial pressures

*[The collective effect of] . . . changes – new shop fronts, unsympathetic painting and . . . commercial paraphernalia – could transform the appearance of the town and destroy its individuality.*

A market town, if it is to remain alive, will reflect contemporary commercial pressures and fashions. But in a town with such a fine architectural heritage, only the best modern design will do. There are, here and there, examples of unsympathetic fascia boards stuck onto older fronts, of jarring paint colours, poor lettering and of poorly designed new shop fronts (including - it must be said - clumsy "Georgian style" ones): these will be referred to later in the report.

### Expansion

*Recent infilling and expansion have tended to . . . [blur] . . . the transition between the enclosure of the centre and the openness of the surrounding countryside . . . [notably] on the approaches from Norwich and Reepham . . . Future . . . policies should aim to define the shape of the town . . . For example, housing development should be compact . . . and the landscaping of new development should be aimed at emphasising this contrast.*

Infilling and expansion have in fact continued during the period since the 1972 report, closely following the Local Plan. Thus suburban estates have been extended to the west, between Heydon Road and Cawston Road, to the south, between Cawston Road and the railway line, and to the north, between Cromer Road and Millgate, and at Abbots Close.

The traditional contrast between town and country remains much more sharply defined to the north-west along the Blickling Road, to the north along the Cromer Road and to the north-east along Millgate and Drabblegate. The National Trust ownership of the Blickling Estate and the topography of the Bure Valley have contributed in their different ways to preventing development on these sides of the town (with the notable exception of the industrial estate north of the river): here planning policies aimed at "defining the shape of the town" are well worth pursuing. To the east the Bure valley is a natural barrier to development, though there is likely to be a temptation to develop up to the by-pass: this should be resisted in the interests of retaining views of the town and the church tower from this side.

**Further to the problems to which attention was drawn in the 1972 report, the following problems have also been identified**

### Buildings still at risk

- (i) Heydon Road: outbuildings and wall west of Hill House
- (ii) Blickling Road: cart shed north Old Hall barn
- (iii) Drabblegate: outbuildings to Abbots Hall Farmhouse

### Improvements whose design detracts from existing buildings

The “downside” of the house improvement boom - responsible for saving many buildings from dereliction or demolition - has been the replacement of traditional windows with inappropriate modern ones. Often it is quite possible to repair older windows (and if need be provide additional insulation by the insertion of secondary glazing rather than double- glazing). But in many cases it is a question of the design of the new window. There may be a change in its position within the opening in relation to the wall face, a change in the configuration of the frame and glazing bars (e.g. symmetry replaced by asymmetry, thin members replaced by thick etc.), the use of mock sliding sashes or glazing bars (seldom convincing). Or there may be or a loss of unity in a terrace through the use of different window designs by different owners.

### Buildings which detract from their surroundings

- (i) Red Lion Street / White Hart Street: shop on the corner
- (ii) School Lane: prefabricated building west of St Michael's School

### Visually weak frontages, due to demolition and road widening

- (i) at the corner of Norwich Road and Penfold Street (opposite Burgh Road)
- (ii) at the corner of Red Lion Street and Cromer Road (opposite White Hart Street)

### Poor quality or unattractive ground surfacing

A number of yards, alleyways and car parks are poorly or unattractively surfaced. See below for recommendations.

## OPPORTUNITIES TO ENHANCE THE CHARACTER OF THE AREA

**The earlier report initiated a number of policies. The following quotations (in italics) provide a bench-mark against which to assess how far they have been successful**

### Rehabilitation

*[Encouraging] the rehabilitation of existing properties and [offering] improvement grants.*

Aylsham is not alone in having seen in recent years a marked increase in the number of older buildings being renovated or converted to new uses. Prime examples are the Maltings and (currently) the Mill. A rising standard of living and new renovation techniques, alongside local authority Improvement Grants, have all played a part in the overall improvement of existing properties. It is now rare to see a seriously run-down building (but nevertheless see above under ‘Buildings at Risk’ as well as under ‘Improvements whose design detracts from building character’).



### **Design and materials of new buildings**

*Every effort [being made] to ensure that new building are of local materials and are responsive in scale and character to the old. [Though] there need be no copying of past styles, only sympathetic interpretations of the opportunities offered by the site.*

Clearly considerable efforts have been made in the design and materials of new buildings to harmonise with the old, but the overall result on a number of important sites is somewhat disappointing: period details are used without a clear understanding of the originals on which they are based, while modern uses and building regulations make it hard to fit in with older buildings successfully. The earlier report's guarded comment on the use of period styles should be heeded, though this leaves open the question as to what style should be aimed at. There is no easy answer to this, except to demand the highest standards of design: perhaps by the use of architectural competitions for individual schemes, in place of developers' in-house architects. Without resorting to pastiche, any architect working in Aylsham needs to have an understanding and sympathy for the norms of Georgian buildings: how they are proportioned and how the parts fit together.

It may well be appropriate to make use of new materials, subject to their having been tested in relation to how well they weather over time (e.g. no more bare concrete as used in the Sixties). But, where traditional materials - such as brick and tile - are used, they should as a rule match the colours and textures of those traditionally used in this area. The development in Blofield's Loke is to be commended for the particular sort of red bricks selected and for the use of Flemish Bond brickwork (giving alternating "headers" and "stretchers"). Not surprisingly, this scheme won a Broadland Design Award in 2005.

### **Trees, cables and advertising**

*[Encouraging] the preservation of trees . . . and further planting. [Hoping] to persuade the authorities responsible for overhead lines . . . to put them underground where possible.*

*[Continuing to exercise] the rigorous control of outdoor advertising.*

The policies of preserving existing trees, of undergrounding cables and controlling advertising appear - generally - to have been successful. Advertising, however, is a particular area where a very close watch needs to be kept and unsuitable proposals firmly rejected.

**Further to the policies initiated in the 1972 report, the following opportunities for enhancement are now put forward for consideration.**

### **Traffic**

While north-south through traffic has been largely eliminated by the construction of the A140 bypass, other through traffic continues to choke the narrow streets. Every effort should be made to provide an alternative route avoiding the town centre. Many other improvements would then become possible. Measures - to include a mixture of controlling, calming and eliminating traffic - should be put in place in the Market Place, Penfold Street, Red Lion Street and the north end of Hungate Street: all areas which were ear-marked for pedestrianisation in the Policy Map of 1972.

Re-creating street frontages, "weakened" by road "improvements"

If traffic were reduced it would be possible to rebuild frontages destroyed in the interests of road safety. Two places in particular would benefit from such treatment: the corner of Red Lion Street and Cromer Road and the corner of Penfold Street and Norwich Road.

### **Ground surfacing**

Proposals for re-surfacing, indicating priority or exclusive uses and/or creating more attractive public spaces, should be considered for the Market Place, Penfold Street, the open space centred on the town pump (including the paved area in front of the shops on the south side), Red Lion Street and the north end of Hungate Street.

### **Tree planting**

In general the busy town centre is a place for buildings and hard surfaces and trees can look out of place and may overshadow buildings or get in the way. But there are places where trees could enhance the area.

### **Conversion to residential use**

A town centre is more than a shopping area: in the past the upper floors above shops and the yards behind them were lived in. Now, once again, following a long period when such accommodation became increasingly vacant, derelict or used for storage, there is a resurgence of interest in town centre living. Given the traffic situation, this has largely been confined to the yards, but with new traffic measures, this could extend to the main streets and the Market Place. There are problems - relating to fire and building regulations for instance - to be overcome, but these need not be insurmountable.

# APPENDIX A

## THE EFFECT OF DESIGNATION

### DESIGNATION

Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to identify Conservation Areas and to designate them after consultation with the Parish Councils concerned, statutory undertakers and with other interested bodies.

### PUBLIC PARTICIPATION

Any application for permission to carry out development which affects the character or appearance of the Conservation Area must be publicly advertised on site and in the local press not less than 21 days before it is determined by the Local Planning Authority. This may in some cases apply to developments on the fringe or margins of the Conservation Area where it is considered the proposed development may affect the character or appearance of the Conservation Area.

## DEVELOPMENT MANAGEMENT

### New Development

The local planning authority, as a general rule, will require that all planning applications for building works are accompanied by detailed plans and drawings. These drawings should illustrate proposed elevations in relation to existing and adjoining buildings or their immediate surroundings.

The local planning authority must pay particular regard to the character of the Conservation Area and the possible effect any proposed development may have. Factors taken into consideration will be layout of buildings, scale, shape and form. A high standard of design and materials will also be expected. Peripheral elements such as design of walls, fences, planting and the visual effects of providing for vehicular traffic, e.g. access, parking areas, vision splays will similarly be considered.

It is desirable, therefore, that details of proposals should be discussed with Planning Control Officers or Conservation Officers at an early stage, preferably before submission of formal planning applications.

### Alterations and Extensions/ Permitted Development

The form of control relating to alterations and extensions differs between Listed and unlisted buildings within Conservation Areas. The Town & Country (General Permitted Development) Order 1995 permits, within certain limits, alterations or extensions to any building\* without the need to obtain specific planning consent. However, any proposal to alter or extend a Listed Building, within the limits of permitted development, requires Listed Building Consent if, in the opinion of the local planning authority, this would affect its character. Beyond the limits laid down in the Town & Country (General Permitted Development) Order 1995 both planning permission and Listed Building Consent will be required.

Owners of unlisted buildings can extend or alter their properties within the limits of permitted development without the need to obtain Listed Building Consent. In some situations such alterations or extensions can have a detrimental effect upon the visual amenity of the street scene and character of the Conservation Area.

The local authority would therefore encourage owners who wish to alter or extend their houses, to



do so in a sympathetic manner. The authorities' Conservation Officers will be pleased to give advice on matters of design and use of materials.

Specific attention is drawn to the amendment of permitted development rights introduced by the Town and Country (General Permitted Development) Order 1995.

"In Conservation Areas, roof extensions and external cladding to a dwellinghouse, are no longer classed as permitted development. Planning consent must therefore be obtained".

If the local authority is satisfied that in the interests of conservation it is necessary and expedient to bring under control any particular class or classes of 'permitted development', application may be made to the Department of the Environment, Transport and the Regions for a Direction under Article 4 of the Town and Country (General Permitted Development) Order 1995, for that purpose

\*building means in this case, a dwellinghouse Town and Country (General Permitted Development) Order 1995.

## **Demolition**

With minor exceptions, no building within a Conservation Area may be demolished without the consent of the local planning authority. Additionally, demolition of a 'Listed Building' requires Listed Building Consent and the approval of the Secretary of State.

Where a building which is of particular importance in maintaining the character of a Conservation Area has been allowed to decay, the Secretary of State may direct a local authority to ensure that repairs necessary to make the building weatherproof are carried out.

## **Tree Preservation**

It is an offence to fell, lop, top, cause wilful damage, destroy or remove a tree in a Conservation Area without first giving the local planning authority at least 6 weeks notice in writing. In that period, the authority may either seek to preserve the tree by serving a Tree Preservation Order in which case express consent then be obtained for any remedial work. If no such Order is served then work can proceed.

For trees which are already the subject of Tree Preservation Orders express consent of the local planning authority must be obtained before any remedial work is undertaken.

# **DESIGN GUIDANCE / HEDGEROW LEGISLATION**

## **Window Replacements**

Window replacements are often the most serious threat to the appearance of our conservation areas and may even affect the value of properties.

The replacement of timber windows with PVCu is likely to result in several problems

- The material cannot reproduce profiles and detailing of traditional joinery
- The variety can destroy the visual harmony of the streetscene
- The material is not as easy and economic to repair as timber
- It does not have the biodegradable qualities of timber when redundant, creating an environmental land fill hazard.

NB: All complete window replacements are now required to achieve minimum insulation values – please consult the CNC Building Control Consultancy at Broadland District Council.

In the interests of conservation, local authorities are also empowered to relax the requirements under Building Control Regulations when considering proposals for the restoration or conversion of historic buildings.

Other repairs that can have a detrimental impact include:

- Alterations to roofing materials
- Inappropriate repointing techniques
- Inappropriate repointing materials
- Painting, rendering or cladding brickwork
- Removal of decorative architectural features such as stone or window surrounds
- Installing modern plastic rainwater gutters and downpipes

Careful repairs are as important as major alterations and extensions.

### **Important Hedgerows**

Under the Hedgerow Regulations 1997 (S1 No. 1160):

- It is against the law to remove most countryside hedgerows without permission.
- To get permission to remove a hedgerow you must notify your local planning authority.
- If the authority decide to prohibit removal of an important hedgerow, it must let you know within 6 weeks.
- If you remove a hedgerow without permission (whether it is important or not) you may face an unlimited fine, you may also have to replace the hedgerow.
- For further information regarding the hedgerow legislation see D.O.E. leaflet 'The Hedgerow Regulations – Your Questions Answered'.

## **GRANTS**

Grant assistance may be available for both listed and unlisted buildings or structures which are of amenity value to the conservation area, both for repair and enhancement. Grants may also be available for tree work / planting. Contact the Conservation Section at Broadland District Council

Grants Applications are also welcome for schemes to improve access for the disabled to historic buildings, whilst maintaining historic character.

Conservation Section  
Broadland District Council  
Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU  
01603 430 520  
[conservation@broadland.gov.uk](mailto:conservation@broadland.gov.uk)

## APPENDIX B : Listed Buildings In The Conservation Area

Ref. No.	Grade	Street	Building
2/3	II	Blickling Road	Dorset House and North Side
2/4	I	"	The Old Hall
2/4A	II	"	Garden walls to W of Old Hall
2/5	II	"	Barns N of Old Hall
2/6	II	Bure Way	Nos. 1 and 3
2/7	II	"	Nos. 21 and 23
2/8	II	"	No. 27
3/9A	II	Burgh Road	No. 1
3/9B	II	"	Nos. 3 and 5, incl wall to E
3/20	II	Church Terrace	Nos. 8, 10 and 12
2/21	II	Cromer Road	Nos. 12 (Parmeters) and (Clyde Cottage)
2/22	II	"	No. 16 (Beech House)
2/23	II	"	The Old Vicarage
3/24	II	"	Former cottages E of 3/25
3/25	II	"	Church Hill House
2/26	II	"	No. 11 (The Grange), incl front wall, gates, railings
2/27	II	"	Nos. 15 and 17, incl boundary wall, gates, railings
2/28	II	"	Whitehouse and Whitehouse Cottage
4/30	II	Drabblegate	Abbots Hall
4/31	II	"	Barn SW of Abbots Hall
4/32	II	"	Abbots Hall Farm House
3/33	II	Dyes Loke (Church Terrace)	No. 6
2/34	II	Heydon Road	Hill House
3/38	II	Hungate Street	Unicorn PH
3/39	II	"	No. 12
3/40	II	"	No. 14
3/41	II	"	Nos. 16 and 18
3/42	II	"	Nos. 24 and 28
3/43	II	"	No. 30
3/44	II	"	Nos. 32 and 34
3/45	II	"	No. 36
3/46	II	"	Nos. 38 and 40 (The Retreat)
3/47	II	"	Nos. 46 and 48
3/48	II	"	No. 50
3/49	II	Hungate Street	No. 64 (Collegiate House)
3/50	II	"	Nos. 9 and 11
3/51	II	"	No. 13 (Norfolk House), incl wall, railings, gates
3/52	II	"	No. 15
3/53	II	"	No. 19
3/54	II	"	No. 21
3/55	II	"	Nos. 23 and 29
3/56	II	"	No. 33
3/57	II	"	No. 35

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3/58	II	"	Nos. 37, 39 and 43
3/59	II	"	No. 47
3/60	II	"	No. 51 (Gothic House)
3/61	II	Market Place (S side)	Barclays Bank (façade only)
3/62	II	" (W side)	Black Boys Hotel
3/63	II	" "	Nos. 8 and 9
3/64	II	" "	No. 10
3/65	II	" "	No. 11
3/66	II	" "	Nos. 12 and 13
3/67	II	" "	No. 14
3/68	II	" "	No. 15
3/69	II	" "	No. 16
3/70	II	" "	No. 17, incl wall and railings
3/71	II	" (N side)	No. 18
3/72	II	" "	No. 21 (Somerfield's)
3/73	II	" "	Town Hall
3/74	II	" (E side)	No. 30, incl No 29 and Nos. 9 and 11 Red Lion Street
3/75	II	" "	No. 31
3/76	II	" "	No. 32
3/77	II	" "	No. 33
3/78	I	" (N end)	Parish Church, incl boundary walls
2/79	II	Mashes Row	Nos. 1 to 8 (consecutive)
2/80	II	Millgate (E side)	Nos. 2, 4 and 6
2/81	II	" "	Nos. 8,10 and 12
2/82	II	" "	Nos. 14, 16 and 18
2/83	II	" "	No. 20
2/84	II	" "	Millgate Stores Nos. 22, 24 and 26
2/85	II	" "	Nos. 28, 30, 32 and 34
2/86	II	" "	Nos. 36 and 38
2/87	II	" "	Bure House
2/88	II	Millgate (W side)	Nos. 3 and 5
2/89	II	" "	No. 9
2/90	II	" "	No.11
2/91	II	" "	Nos. 15 and 17
2/92	II	" "	The Maltings
2/93	II	" "	Barn immediately S of The Maltings
2/94	II	" "	Bridge House
2/95	II	" "	Bridge 22 m N of Bridge House
2/96	II	" "	Bridge 60 m N of Bridge House
2/97	II	Mill Row	No. 6
2/98	II	"	Water Mill
2/99	II	"	Millgate House
2/100	II	"	Nos. 32, 34 and Granary to E
2/101	II	"	No. 30
3/103	II	Norwich Road (E side)	No. 1
3/104	II*	" "	No. 3 (Old Bank House)
3/105	II*	" "	The Manor House
DNBB-1199	II	"	(W side) No. 20 (The Orchards)
1359/010030	II	"	Oakfield Road Nos. 23 and (part of) 25
3/106	II	"	No. 27
3/107	II	"	No. 29 (Pryde House)

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3/108	II	Penfold Street (S side)	No. 1 (Old Harper House)
3/109	II	" "	Nos. 21, 23, 25 and 27
2/110	II	Peterson's Lane	Peterson's House
2/111	II	Rawlinson's Lane	West Lodge
2/111A	II	"	Stable block, coach house and boundary wall to West Lodge
3/112	II	Red Lion Street (E side)	Nos. 2 and 4
3/113	II	" "	No. 6
3/114	II	" "	No. 16
3/115	II	" "	No. 18
3/116	II	" "	Nos. 20 and 22
3/117	II	" "	Nos. 28 and 30
3/118	II	" "	No. 32
3/119	II	" "	Nos. 34 and 36
3/120	II	" "	No. 38
3/121	II	" "	No. 46
3/122	II	" "	No. 48
3/123	II	" "	No. 50
3/124	II	" "	Nos. 52 and 54
3/125	II	Red Lion Street (E side)	Nos. 56 and 56A
3/126	II	" (W side)	No. 1
3/127	II	" "	Nos. 3 and 5
3/128	II	" "	No. 7 9 & 11 with No. 30 Market Place
3/129	II	" "	No. 15
3/130	II	" "	No. 17
3/131	II	" "	No. 19
3/132	II	" "	Nos. 21 and 21A
3/133	II	" "	Nos. 23 and 27
3/134	II	" "	No. 25
3/135	II	" "	No. 29
3/136	II	" "	No. 31 ( former Red Lion PH)
3/137	II	" "	No. 31A
3/138	II	" "	No. 33
3/139	II	" "	No. 35
3/140	II*	School House Lane	Knoll House
3/141	II	"	Yew Tree House, incl boundary wall
2/142	II	SirWilliam's Lane	The Belt Lodge
3/149	II	White Hart Street (S side)	No. 4
3/150	II	" "	..... (former Baptist Chapel)
3/151	II	" "	No. 24
3/152	II	" "	Nos. 26, 28 and Methodist Chapel
3/153	II	" "	No. 32, incl boundary wall, railings, gates
3/154	II	" (N side)	No. 1 (Bayfield House)
3/155	II	" "	No. 3
3/156	II	" "	Nos 5 and 7
3/157	II	" "	Nos. 9 and 11 and Barn
3/158	II	" "	No. 15
3/159	II	" "	No. 17
3/160	II	" "	No. 19
3/161	II	" "	No. 25



# APPENDIX C : Unlisted Buildings Of Interest

The following buildings and boundary walls within the Conservation Area, are not included in the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State. Nevertheless they are considered by the District Council to be of sufficient interest, as townscape and/or in their own right, to warrant every effort being made to maintain their special character.

Street	Building etc.	Comments
Banningham Road	House and former chapel	Off Drabblegate
Blickling Road (east side)	Cart shed NE of Listed Old Hall barn Barn at northern boundary of CA	Cottage E of Old Hall barn
Blickling Road (west side)		Wall to Old Pump House
Blofield's Loke (north side)		Buildings E of Listed range
Bure Way (north side)	Nos 9, 11, 15, 17, 19, 25, 29, 31, and 33 Nos 55 and 57 ("Sunnyside 1879") Terrace of 3 cottages on corner with Millgate Ash House	
Bure Way (south side)	Building north of No 1 Norwich Road	
Burgh Road (south side)		Nos 2 and 4
Church Terrace (east side)	No 2	
Cromer Road (east side)	Church lychgate, Clutter Cottage, No 29	
Cromer Road (west side)	Wall to Old Vicarage and to properties between Old Vicarage and No11 (The Grange)	
Drabblegate (east side)	Cottage NW of former chapel in Banningham Road Pair of cottages facing S Terrace of 3 cottages facing W House N of Shepherd's Lodge Cottage facing S (formerly a pair) Wall and other buildings W of Abbots Hall	
Drabblegate (west side)	House with dutch gables S of Bure Acre Cottage Bure Acre Cottage River Cottage Outbuildings to Abbots Hall Farmhouse Cottage to rear of No 8 Church Terrace Building to rear of No 16 Market Place	
Dykes Loke		
Gashouse Hill (west side)		House at bottom of hill
Heydon Road	Wall to Dorset House Outbuildings and walls W of Hill House Old Pump House (formerly West End Lodge)	
Holman Road		
Hungate Street (east side)	Converted workshop behind No 19	Wall behind No 15
Hungate Street (west side)		Post Office
Market Place	No 62 Properties facing rear of Town Hall	Between Somerfields and site of former
toilets	" " " " " "	Between site of former toilets & 15 Red Lion St
	Church Room on E side of churchyard	

## APPENDIX C

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Millgate (east side)	No 40 (The Old Stonemason) Nos 42 and 44 Nos 46, 48 and 50 No 52 No 58 2 cottages N of No 58	
Millgate (west side)	Sycamore Place (1875) The Tabernacle Nos 1 and 1A Flint cottage rear of Nos 15 / 17 Terrace of cottages N of The Maltings Terrace of cottages S of Bridge House and outbuildings to rear	
Mill Road (north side)	Nos 4, 6, 8, 10 (Salvation Army), 12 and 14	
Mill Row (north side)	Wall to Bure House garden	
Mill Row (south side)	Walls W of Millgate House Cottage E of No 30	
New Road (east side)	Terrace of cottages, including railings	
New Road (west side)	Terrace of cottages (Garner's Cottages)	
Norwich Road (east side)		Wall to The Manor House
Norwich Road (west side)		Barn to rear of Barclays Bank (in Penfold Street)
Oakfield Road (east side)		Nos 3 to 13 (odds), No 15, Nos 17 and 21
Oakfield Road (west side)		No 2
Penfold Street (north side)		Peak's Fitness Centre
Penfold Street (south side)	Office to rear of No 2 Church Terrace	Wall / outbuilding to east of No 1 (Old Harper House)
	No 5 (at far end of yard) Black Sheep shop (W side of yard) Appleton & Murdoch's premises (W side of loke leading to The Butts) Cottage and walls to E	
Peterson's Lane (S side)		Nos 24 and 26
Red Lion Street (east side)		
School Lane (north side)	No 44 St Michael's School House opposite Knoll House	
The Butts	Wall on east side	
Town Lane (east side)	Converted former builder's premises	
Town Lane (west side)	Terrace of cottages	
White Hart Street (N side)		Ducker's premises on corner of Town Lane
White Hart Street (S side)	Ducker's premises E of the above	Pair of cottages at right angles to street (E of no 4)

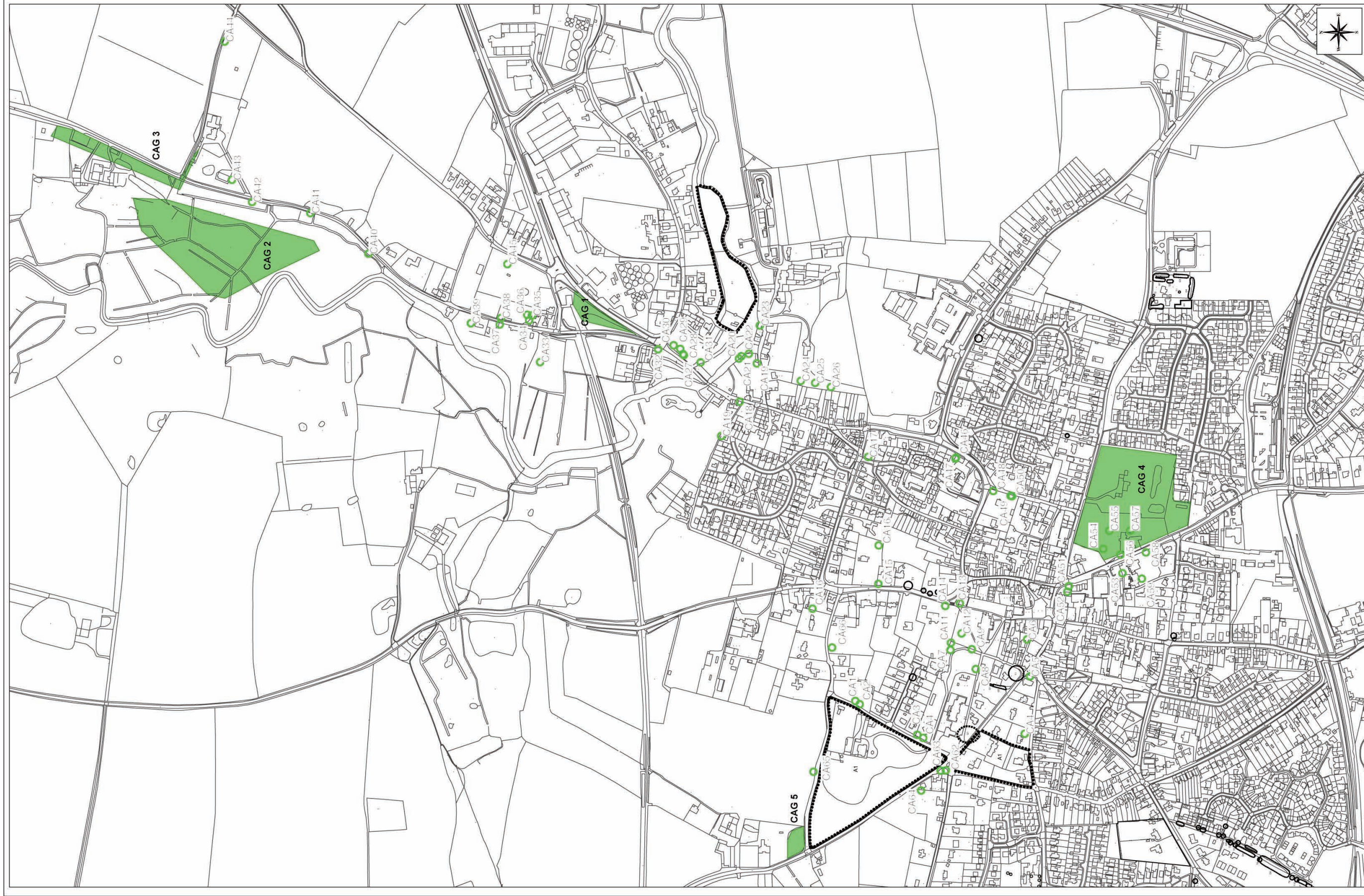
## APPENDIX D : Significant trees, not the subject of Tree Preservation Orders

Eastings	Northing	Tree No.	Species
619803.52	327663.49	CAG1	Scots Pine
619976.92	328274.45	CAG2	English Oak, Beech, Ash
620177.87	328754.54	CAG3	English Oak
619414.36	326843.12	CAG5	Various sp. inc. Beech, Yew, Sycamore, Oak
618839.48	327353.04	CAG7	Various sp. inc. Beech, Sycamore, Oak
619119.09	327254.15	CA1	English Oak
619113.03	327245.86	CA2	English Oak
619055.88	327138.18	CA3	English Oak
619050.08	327127.16	CA4	English Oak
619057.83	326937.39	CA4	Lime
619165.14	326927.62	CA5	Sallow
619234.15	326932.97	CA6	European Beech
619214.36	327076.27	CA7	European Beech
619178.84	327028.91	CA8	European Beech
619215.93	327036.3	CA9	English Oak
619227.9	327075.25	CA11	English Oak
619245.38	327055.49	CA12	Yew
619301.61	327058.54	CA13	Sycamore
619296.94	327085.95	CA14	Sycamore
619337.93	327211.08	CA15	Larch
619409.87	327210.42	CA16	English Oak
619291.62	327334.21	CA16	Red Flowered Horse Chestnut
619575.38	327229.96	CA17	Common Ash
619678.47	327470.27	CA18	Common Ash
619614.47	327504.77	CA19	English Oak
619750.2	327438.04	CA19	European Beech
619759.16	327471.72	CA20	European Beech
619763.64	327467.24	CA21	Sycamore
619768.12	327453.16	CA22	Lime
619821.01	327432.58	CA23	Lime
619717.51	327356.06	CA24	European Beech
619713.67	327329.18	CA25	European Beech
619705.99	327299.74	CA26	European Beech
619765.54	327574.65	CA27	European Beech
619767.59	327576.22	CA28	European Beech
619777.33	327581.31	CA29	European Beech
619784.01	327593.79	CA30	European Beech
619752.15	327543.21	CA31	European Beech
619776.61	327622.85	CA32	Scots Pine

<b>Easting</b>	<b>Northing</b>	<b>Tree No.</b>	<b>Species</b>
619752.55	327843.31	CA33	English Oak
619830.56	327863.96	CA34	Common Ash
619839.84	327858.74	CA35	Common Ash
619841	327867.44	CA36	Common Ash
619822.95	327918.79	CA37	Common Ash
619835.13	327916.47	CA38	Common Ash
619825.27	327972.73	CA39	Horse Chestnut
619955.25	328164.32	CA40	Common Ash
620031.17	328273.02	CA41	English Oak
620051.8	328381.8	CA42	Common Ash
620093.38	328419.42	CA43	Austrian Pine
620351.79	328433.14	CA44	Common Ash
619935.76	327904.48	CA45	English Oak
619574.41	327065.99	CA46	European Beech
619572.16	327066.99	CA47	European Beech
619511.7	326996.3	CA48	Cypress
619502.74	326963.82	CA49	Lime
619501.9	326961.3	CA50	Lime
619333.75	326855	CA51	European Beech
619323.31	326857.61	CA52	Fig
619358.03	326754.69	CA53	Sweet Chestnut
619403.53	326790.44	CA54	Lime
619437.33	326779.39	CA55	Cedar of Lebanon
619392.48	326758.59	CA56	Oriental Plane
619437.33	326740.39	CA57	Coastal Redwood
619396.93	326710.87	CA58	Lime
619347.79	326718.5	CA59	English Oak
618989.59	327084.83	CA62	European Beech
618988.89	327094.63	CA63	English Oak
618951.79	327131.03	CA64	Horse Chestnut
618986.9	327332.28	CA65	English Oak
619219.04	327297.61	CA66	Turkey Oak

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Significant Trees within the Aylsham  
Conservation Area 11.03.2008

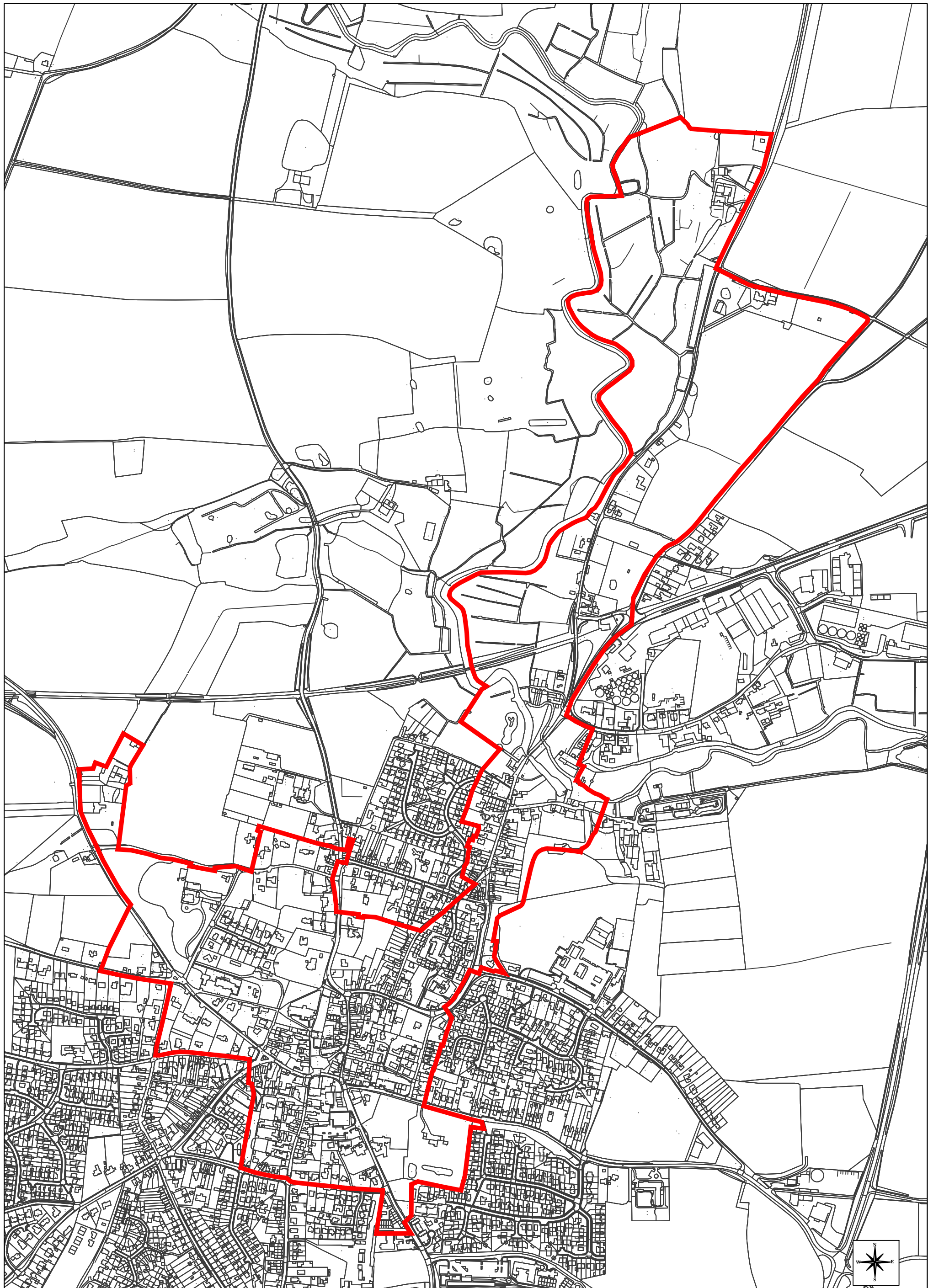
Scale 1:7000

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## APPENDIX E : Plan Showing Conservation Area Boundary





AYLSHAM CONSERVATION AREA

Scale 1:7,500



