

# CAWSTON CONSERVATION AREA

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## CHARACTER APPRAISAL BROADLAND DISTRICT COUNCIL ADOPTED MARCH 2009



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# CAWSTON CONSERVATION AREA

## CHARACTER APPRAISAL

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# CAWSTON CONSERVATION AREA

## CHARACTER APPRAISAL

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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:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting in the landscape
- the character of the spaces between buildings, including walls, hedges, trees and ground surface materials
- 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 Cawston Conservation Area was designated in 1979. An illustrated Statement accompanied designation.

The present Statement identifies and reaffirms the special architectural and historic character of the area identified in the earlier Statement and makes recommendations for its enhancement.

The visual character of Cawston has evolved through the arrangement of buildings along the network of roads, lanes and open spaces. Since these buildings are the dominant element in producing this identity, the basic aims of conservation must be to avoid unnecessary defacement or destruction of these buildings of special worth; to attempt to extend their period of usefulness . . . , to preserve an authentic appearance . . . and to provide and maintain an appropriate setting for them.

This quotation from the Statement which accompanied Conservation Area designation provides a useful starting point for the present statement and a yardstick against which to measure how far the aims set out in 1979 have been achieved in the past quarter-century.

The 1979 statement identified a number of cottages which contributed to the character of the village, but which, if they were to survive, needed renovating and bringing up to an acceptable standard of accommodation. These have now all been renovated and modernised, with the significant exception of one group: Nos. 39 to 45 Chapel Street. These were demolished in the 1980s as part of a County Council scheme for the improvement of Chapel Street . . . to provide for adequate heavy lorry access and a footpath. In their contribution to the character of the street, the new houses which replaced this group are well above average: considerable care has been taken to follow ideas put forward in the 1979 Statement. But, as the Statement itself acknowledged: . . . inevitably the character of Chapel Street will be affected and with present day building standards it is not possible to fully recapture the character of the buildings replaced.

This is the only indication in the 1979 Statement of the conflict between heavy traffic and conservation in Cawston. Since then the volume of traffic has increased: heavy goods vehicles pound through the streets constantly, causing danger to pedestrians and to bone fide village traffic, producing noise and spattering newly painted buildings with dirt. Despite the removal of the bottle-neck in Chapel Street, the centre of Cawston can be hazardous for pedestrians: as a visit on any dark winter afternoon at school closing time will demonstrate all too clearly. Buildings are also potentially at risk from damage by traffic. Street widening and demolition is no longer accepted as the solution of traffic problems in built up residential and shopping areas, least of all in a Conservation Areas.

Many buildings have been repaired and modernised, both those identified in the 1979 Statement and others. But in some cases this has caused “unnecessary defacement” of the building. In particular the use of unsympathetic replacement windows has altered the character of buildings for

the worse. There are many examples, but - just taking those properties identified in 1979 as in need of renovation - they include No.3 Chapel Street, No 5 Chapel Street, No. 27 New Street, 22 Chapel Street, 24 and 24A Chapel Street, The Walnuts New Street.

The design of new developments in an historic setting demands skill and persistence. Good examples are 39 - 45 Chapel Street (already referred to above) and the houses at the junction of High Street, New Street and Cooks Hill. By contrast, new detached houses on the south side of New Street and a number of suburban-style developments on both sides of Chapel Street fail to take account of their setting.

One historic building, not identified as in need of renovation in 1979, is currently seriously at risk: this is No. 16 Chapel Street.

## HISTORICAL DEVELOPMENT

The name of the village is derived from the combination of the Old Norse name Kalfr with the Old English word tun. So it means "Kalfr's enclosure [or settlement]". Kalfr was probably the name of the leading family in the settlement in the eighth or ninth century. In the Domesday Survey made by the Norman conquerors in 1086 the village is called both Caupstuna and Causton.

Edward I (1273 – 1307) granted a licence for a fair to be held in Cawston. He visited the village in 1294 and hunted in the area. The fair was held annually in January on St Agnes Day until the late nineteenth century.

By the late fourteenth or fifteenth century, and continuing until the late eighteenth or early nineteenth century, spinning and weaving wool provided a living for a large proportion of the inhabitants of Cawston. But with the Industrial Revolution the wool industry moved to the north-east of England. Many redundant spinners and weavers turned to farmwork, others to clay digging, for which they rarely earned more than 4 shillings and 6 pence a week. From 1725 a sheep fair was held annually in August. It became known as the greatest sheep fair in the country, where breeders from west Norfolk brought lambs to be sold to graziers from the east of the county.

In 1385 Michael de la Pole, Earl of Suffolk, became Lord of the Manor. He died in 1414. Though other benefactors were involved, it was mainly due to his munificence, and that of his widow, that the church of St Agnes was in great part rebuilt in the splendid form we see today.

A little north of the village at Southgate (or more correctly Sygate, derived from the Old English words for a rough - or plough – way) stands the former Plough Inn. This was the guildhall of the Medieval Plough Guild. From here a plough was drawn to St Agnes Church to be blessed shortly after Twelfth Night each year. Merrymaking followed, including the Dance of Sygate. In the church the seventeenth century Plough Gallery bears an inscription God sped the plow / And send us all corne enow / Our purpose for to mak / at crow of cok of ye plowlete of Sygate / Be mery and glade / Was Goodale yis work mad.

In 1685 Cawston suffered a great fire. Although there may be framed structures hidden behind later facades, the fire may account for the apparent absence of timber framed buildings in the village.

In 1698 the last duel was fought in Norfolk, when Oliver le Neve of Witchingham killed Sir Henry Hobart of Blickling Hall. The event is commemorated by a stone on the Norwich side of the former Woodrow Inn, (now a garage) on the B1149.



*Tithe Map mid 19th Century*

The trade directories (Kelly's and White's) give a flavour of the changing life of the village in the nineteenth and twentieth centuries. The development of regular carrier and postal services, the coming of the railway, the building of the school reflect a growing link with the world outside the village, while - at the same time - the large number (by today's standards) of local shops, builders and other craftsmen and women reflect the comparative self-sufficiency of a rural community. But throughout the twentieth century



the links with the outside world increased exponentially and the provision of local services declined. Today Cawston retains a church, a chapel, a school, a village hall, a pub and a few shops: this is more than many villages of similar size. But with the growth of modern transport, education and telecommunications and with the decline in the proportion of its population dependent on agriculture, a village can no longer provide the sole focus of people's lives. Yet Cawston is a good place in which to live and work and there remains a strong sense of community. For this to continue to grow and flourish it is vital that, alongside change and development, the environment inherited from the past is maintained and enhanced.

## LOCATION AND SETTING

Cawston is about twelve miles from Norwich and is situated on slightly raised flat land between the Bure river system to the east and the Wensum river system to the west. The village developed around a major road junction, and today the B1145 running east-west from North Walsham to Kings Lynn remains an important cross-country route. The surrounding area, with its free-draining loam soil, is good for arable farming. This makes for an open landscape in which trees are relatively few in number, with good views in all directions. The church tower, one of the highest in the area is a notable local landmark.



To the north-west, west and south-west the village remains bounded by open countryside, from which there are good views of the church with the lower roofs of houses and farm buildings in the foreground. It is important to conserve this traditional firm boundary between village and countryside and not to blur it by further new development or infill.

To the north-east, east and south-east, on the other hand, the village has expanded well beyond its historic boundaries, with residential and industrial developments. These enable the village to thrive in the modern world, though it has to be said that they hardly complement its special architectural character. For this reason, only the western end of the Fairfields estate, which impinges directly on the historic core of the village, is included in the Conservation Area.

## FORM AND CHARACTER



OS Map First Edition

The form of the village derives from its being the meeting place of several roads leading in from the surrounding countryside - as well as from further afield, making it an ideal location for a market and a fair. The heart of the village is the western arm of the High Street, with the Market Place at one end and the junction with Goosepie Lane at the other. At one end roads enter from the north (Chapel Street), the east (High Street / Aylsham Road) and the south (Cooks Hill / Norwich Road) and, at the other end, from the north (Reephams Road) and the south (Goosepie Lane / Booton Road).

### The Market Place

The Market Place is a most satisfying space. It is enclosed on all sides by buildings of interest or

walls, but, whereas Chapel Street and the western arm of the High Street broaden out as they approach the junction, the eastern arm of the High Street becomes a narrow funnel between walls or buildings. It is important to conserve this contrast: any pressure to accommodate through traffic by road widening should be resisted. The junction with Goosepie Lane, by contrast, was opened up in the middle of the twentieth century: old buildings were demolished and replaced by flats, set back from the road, and by the open space west of the junction with Church Lane.



### High Street (west)

The western arm of the High Street is urban in character as befits a one-time weaving town. It is characterised by continuous frontages on both sides, with houses dating from the seventeenth to the nineteenth century. They are mostly colour-washed and the majority retain windows consistent with their facades.



Two gaps weaken the character of the street: the parking area east of No. 10 on the north side and, on the south side, the planted open space west of Church Lane.

### Chapel Street

At the Market Place Chapel Street retains its historic character. On the west side buildings hard onto the road include a terrace of tall eighteenth century weavers' cottages. On the east side, the seventeenth century White House acts as a visual stop to the view up the High Street and frames the view as one enters the Market Place from the east. Further north the survival of some older frontages and the double-curved alignment of the street give attractive views along Chapel Street, including a view of the chapel itself. But the street has been badly served by the twentieth century: many older buildings have been demolished and replaced by suburban style development on both sides.

### High Street (east)

On the north side of the eastern arm of the High Street, the retention and conversion of a low outbuilding, hard onto the road east of the White House, has helped to preserve the funnel-like character of the street. This demonstrates the importance in historic townscapes of conserving even apparently unimportant older buildings. On the south side modern residential development on the corner with Cooks Hill has been successfully woven into the traditional fabric of the village. East of Cooks Hill the retention and conversion of the former school has enabled the "entrance" to the historic village to remain clearly marked, in contrast to the less distinguished modern developments which now surround it.



### The Church

The church of St. Agnes dominates the Cawston skyline in any views from outside the village. But, within the village, it is only as one turns south into Church Lane, Goosepie Lane or New Street that it manifests its powerful presence.





### New Street

New Street, as its name implies, is a relatively recent extension of the village. In contrast to the High Street, the tightly knit product of centuries of evolution, New Street was consciously planned, as a broad, tree-lined, avenue with wide footpaths on either side. Buildings are dwarfed by the wide open space between them. On the south side a long terrace of the late eighteenth or early nineteenth century has been successfully conserved and modernised. Though small in scale, by its length it serves as a "wall" to the space of the street. Towards the Norwich Road end several pleasing houses of the same period survive and pick up the "wall" again. By contrast, a group of modern detached houses in between these two groups, break up the "wall" and contribute nothing to the townscape. On the north side of the street the new development at Cooks Hill (already referred to) holds the corner and The Walnuts complements the older buildings opposite. The rest of the north side comprises modern semi-detached single-storey houses for the elderly. Though undistinguished in themselves, these houses benefit from the magnificent backdrop of the church and from the trees in front, while their location near the centre of the village must surely be ideal.

### Church Lane

Church Lane is a quiet narrow back street, dominated by the east end of the church and the churchyard. North of the church a terrace of cottages provides a pleasing contrast of scale and

ideal accommodation in the centre of the village. The electricity sub-station makes a weak corner with the High Street. The east side of the lane is less interesting: a long flat flat-roofed extension to No. 29 High Street and larch-lap fencing detract from the character of the area; further south a "cottage style" modern house nestles behind a high hedge.



### Goosepie Lane

On Goosepie Lane (Booton Road) Church Farm and Goosepie Farm link the centre of the village, both functionally and visually, with the open countryside to the west and south. Goosepie Lane is dominated by the church to the east and by Church Farm to the west. Walls and trees and views inwards to the church and outwards across open countryside are all important here. By Church Close is the village sign. Against the churchyard wall is the Lucky Strike memorial. The memorial was unveiled in 1996 and commemorates the crash landing of the American Bomber 'lucky strike' in 1944 when two of the aircrew were killed. The open paddock south of Church Farm allows a good view of the church.

### Reephram Road

Reephram Road is the western continuation of the B1145. Buildings of interest hold both sides of the junction with the High Street. On the south side



the former forge, despite some inevitable loss of character, has been retained by conversion to a cottage. On the north side No. 20 High Street, hard onto the road, has unusual carved corbels at the corners, while further back Nos. 22 to 26 High Street (in process of renovation in 1979) has a Dutch gable at one end.



### Norwich Road

Only a short stretch of Norwich Road is included in the Conservation Area. While the pairs of Victorian cottages on the east side could merit inclusion in the Conservation Area, Marsham's garage opposite effectively rules this out.

## TRADITIONAL MATERIALS AND ARCHITECTURAL DETAILS

The character of Cawston 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, timber framing, red and black pantiles, sand-lime render and flint); some have come from further afield (e.g. stone and slate).

As one would expect, the materials brought from elsewhere tend to be confined to the more prestigious buildings. St Agnes Church, unlike most Norfolk village churches (but like nearby Salle), was lavishly faced in stone. Black pantiles are to be found on a number of buildings, but, though indigenous, they would have been more costly. No. 6 Chapel Street has the only exposed timber frame, though others are probably concealed behind brick or rendered facades.

Cawston boasts a more than usual proportion of curved Dutch gables.

# THINGS WHICH DETRACT FROM THE CHARACTER OF THE AREA

A lot has been done since 1979 to address problems identified at that time. Only two buildings are now unused and falling into decay. In some cases buildings have been demolished, notably on the west side of Chapel Street. But many more have been renovated or converted. Other problems remain or have developed since the Conservation Area was originally designated.

- **Traffic**

The heavy traffic passing through the village has a serious impact on the character of the Conservation Area.

- **Buildings at risk.**

No. 16 Chapel Street Any proposals for the development should only be considered if they take careful account of the setting of the existing building and the character of the street.

Single-storey building to the rear of No. 8 High Street (now separated from the frontage building by recent demolitions). Pressure for further demolition on this site should be resisted.

- **Wall in need of repair**

The front end of the wall to the west of the vehicular entrance to the Bell needs to be rebuilt, with the saddle-back coping restored and, to finish it off in a satisfactory manner, a square brick pier at the end.

- **Unsympathetic new developments**

Buildings – or high walls - abutting the pavement are characteristic of Cawston. “Suburban style” developments, comprising detached or terraced houses with low garden walls or open, hedged or fenced frontages, have in several streets detracted from the traditional character of the village.

- **Unsympathetic alterations**

Windows are one of the most significant elements in any building: their replacement by new ones

different from the old can so easily damage its essential character. Changes include, most commonly, a different pattern of window frame or glazing bars; setting the window further forward in the opening; the use of top-hung casements in place of sliding sashes (“mock-sashes”); the use of UPVC in place of wood causing major changes in widths and profiles of frames and bars. Examples of such changes can be seen in buildings throughout the village.

Wedge dormer windows, too big in scale, detract from the character of two cottages: in Chapel Street and Norwich Road.

The use of standard UPVC doors and of some standard wood doors (in particular one in which a fanlight – which should be above a door - is inserted in the door itself) and the use of inaccurate reproduction “Georgian” doorways detract from the character of several houses in the village.

- **Frontage treatment**

Simple high brick walls will generally harmonise well with the village street scene. The use of woven “larch lap” boarding (e.g. in Goosepie Lane and Church Lane), of vertical boarding with concrete posts (e.g. in the east part of New Street) detracts from the scene, while the use of elaborate fencing, brickwork and gates (e.g. in Chapel Street) tends to look out of place.

- **Flat roofs**

Single storey extensions on the street front with flat roofs seldom harmonise with the traditional street (e.g. in Church Lane).

# OPPORTUNITIES FOR ENHANCEMENT

- Better control of traffic through the village would at once improve the environment and give the opportunity to consider other physical improvements.
- The repaving of the Market Place and part of the High Street would then become possible. The emphasis should be on pedestrian priority and safety, while ensuring the prosperity of shops, the public house and other businesses in the village and allowing for residential access. Surfacing materials and street furniture should be simple and unobtrusive, but of good quality.
- The wide gap in the north side of the High Street (opposite the Bell) could be closed by a new building, possibly with an archway to parking behind.
- The expanded metal fence around the electricity sub-station on the corner of the High Street and Church Lane could be replaced by a high brick wall.
- Some thought needs to be given to the use and nature of the “amenity area” immediately west of the sub-station. At present it has a post box, a litter bin, a tree and some shrubs, but its use is unclear.
- The undergrounding of prominent overhead cables would enhance the area. Prime examples are those which are fed via the pole on the north side of the High Street close to its junction with the Market Place.
- Ames Court would be enhanced by more tree planting on the green in front of the Scout Hut and by some consideration being given to improving the appearance of the Hut itself.

# 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 CONTROL

#### 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

Development Management 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 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 General Permitted Development Order 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 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.

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 for Communities and Local Government 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.

#### Satellite dishes

The siting of a satellite dish on the chimney stack



or on the roof slope or any elevation fronting the road, on a dwelling house within a conservation area, requires consent from the council.

### **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 Building Control Section 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

## APPENDIX B : LISTED BUILDINGS IN THE CONSERVATION AREA

Ref. No.	Grade	Street	Building	Comments
11/34	II	Booton Road (Goosepie L)	Church Farm House	
11/33	I	Church Lane	Church of St Agnes	Mainly C15, much stone faced
11/35	II	Church Lane (Ames Court)	The Old Rectory	Spoilt by modern porch
11/36	II	Church Lane	Wall N & W of Old Rectory	
11/37	II	High Street (N)	Nos 8 & 10	
11/38	II	-do-	No 12	Good railings
11/39	II	-do-	Nos 14, 16 and 18	Rendered, pilasters, sundial
11/40	II	-do-	Nos 22, 24 and 26	Dutch gable
11/41	II*	High Street (S)	No 15 (Bank Cottage/Oak House)	Dutch gables, brick details
11/42	II	-do-	The Bell (17/19 High Street)	Dutch gable
11/43	II	Chapel Street (E)	The White House	Flint gable
11/44	II	-do-	No 6	Exposed timber frame
11/45	II	Chapel Street (W)	Nos 5, 7, 9 and 11	Blocked weavers' windows. good railings (No 5 has plastic windows)
11/46	II	-do-	Nos 13 and 15	Three storey, good railings

## 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.

Some may merit being added to the List

Street	Building etc.	Comments
High St. (north)	Converted outbuilding E of The White House	
	Long outbuilding W of No.1 Chapel St.	
	Wall running N from outbuilding to rear of No. 8	
	Building to rear of curtilage of No. 12	
	Roofed carriage entrance between Nos. 10 & 12	
	Wall W of No. 18	
	2 outbuildings W and NW of No. 18	
High St. (south)	No. 20	
	Wall E of Old School House	
	Retaining wall NE & NW of Old School House	
	Retaining wall running W from Cooks Hill	Part is boundary of new houses
	1-storey building E of No. 9	
	Nos. 9, 11 and 13	Shop front & windows No 11 detract
	Outbuilding to rear of No. 21	
	Nos. 21, 23, 25, 27 and 29	Masonry paint on eaves cornice of No.29 and flat roof of No.31 to rear detract

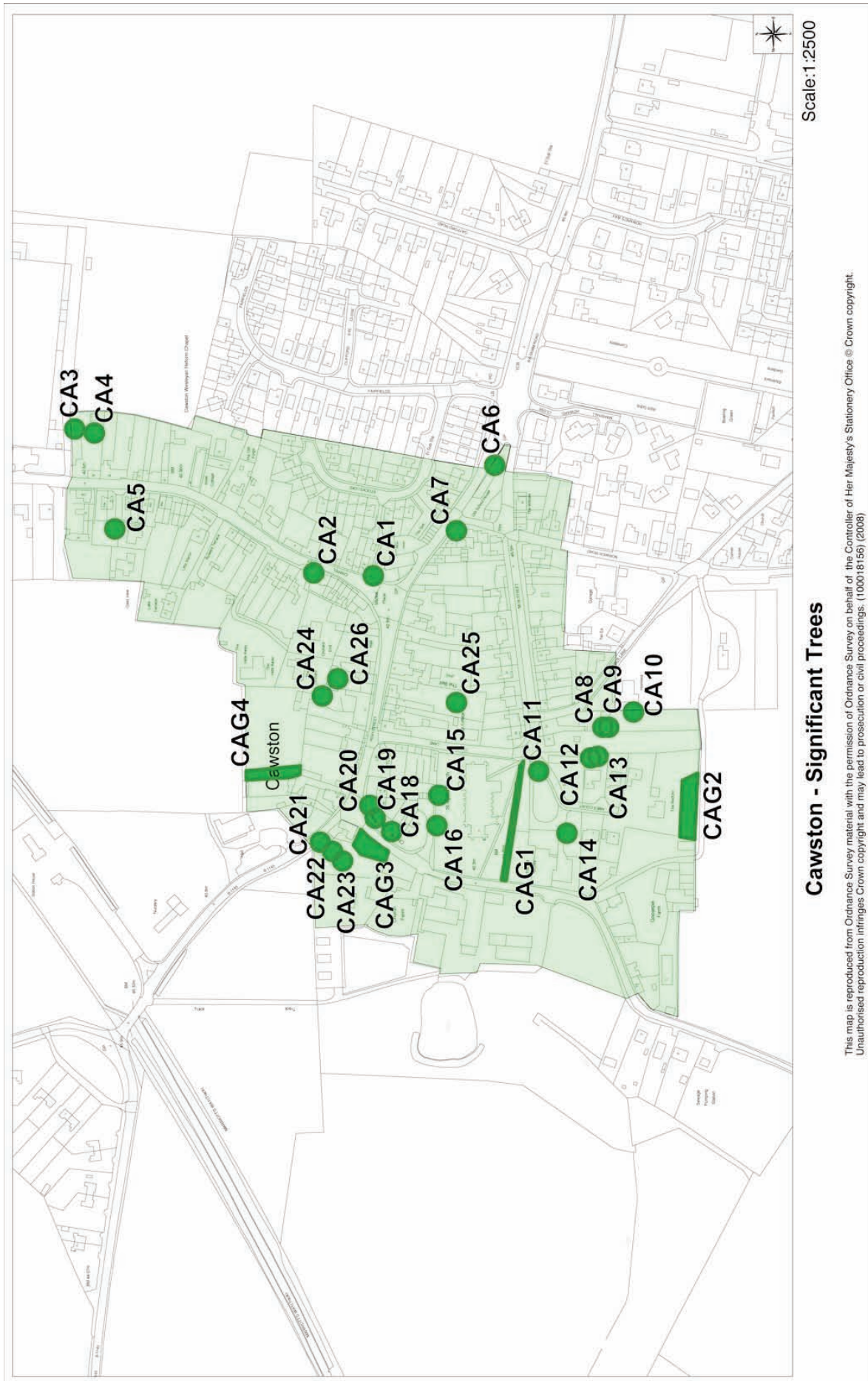
Chapel St. (west)	No. 1	Former pub. Undergoing repair,/ alteration
	No. 3 & 3A	
	Nos. 25, 27, 29 and 31	Victorian terrace.
	Wall north of No 33	
	House to rear of No. 39	
Chapel St. (east)	Magnolia Cottage	
	The Old Workhouse and Workhouse Yard	Converted to houses
	Wall in front of The White House	
	Front wall S of No. 4	
	No. 4	Faces S
	No. 10	Faces S
	No. 12	Cottage attached to SE of No. 10
	Front wall S of No. 10	
	No. 14 (Rose Cottage)	17c lobby-entrance house with axial stack. Front fence and gates inappropriate
	Wesleyan Chapel (1829)	Good facade
	No. 16	AT RISK (house, ancillary buildings and potentially attractive sizeable garden)
	Nos. 18 and 20	
New St. (north)	Nos. 24, and 24A	Rendered "keyed" window and doorway, plastic windows detract
	No. 26	Stone "keyed" window and doorway
	Old School House	Wood and concrete front fence detract
	Old School and wall to S	Good W elevation to Cooks Hill
	The Walnuts and annexe to west	Aluminium windows detract
New St. (south)	Heather Cottage	
	Nos. 3, 5 and 7	Victorian terrace
	No. 9 (The Old White House)	Fine doorway, but inappropriate door
	Nos. 11, 13 and 15	Terrace. Non-matching windows detract
	No 17	Inaccurate reproduction period doorcase
	Nos. 21 to 27	Terrace. Well modernised, but windows of No. 27 detract
	No. 29 (The Old Lamb) and E & W walls to rear	Good Georgian facade, with pilasters
	No. 31	Windows detract



Goosepie Lane	The Old Forge	
	North, east and west walls of Churchyard	
	Church Farm barn	
	Church Farm other farm buildings	
	Walls to Church Farm house and buildings	
	Former stables etc to Old Rectory	
	Wall south of former stables etc to Old Rectory	
	Goosepie Farm house	
	Building S of Goosepie Farm house	
	House W of Goosepie Farm house	
	Cottages approaching bend in road	
Church Lane	Nos. 2 to 10	Rendered window & door surrounds to Nos. 6, 8 & 10. No. 6 windows detract
Norwich Rd.	E side: pair of semi-detached houses	Windows detract
	W side: small cottage	Large dormers detract

## APPENDIX D : SIGNIFICANT TREES NOT THE SUBJECT OF TREE PRESERVATION ORDERS

Tree Number	Species
CA1	Small-leaved Lime
CA2	European Beech
CA3	Sycamore
CA4	European Beech
CA5	Sycamore
CA6	Common Walnut
CA7	English Oak
CA8	Common Ash
CA9	Common Ash
CA10	English Oak
CA11	Horse Chestnut
CA12	Corsican Pine
CA13	Corsican Pine
CA14	Horse Chestnut
CA15	Common Ash
CA16	Scots Pine
CA18	Swedish Whitebeam
CA19	Rowan
CA20	Silver Birch
CA21	Copper Beech
CA22	Horse Chestnut
CA23	Horse Chestnut
CA24	Common Ash
CA25	Scots Pine
CA26	European Beech
CAG1	English Yew
CAG2	Common Ash
CAG3	Lawson Cypress, Western Red Cedar, Beech, Horse Chestnut, False Acacia
CAG4	Poplar, Horse Chestnut



## APPENDIX E : CONSERVATION AREA



