

THORPE END GARDEN VILLAGE CONSERVATION AREA



CHARACTER STATEMENT BROADLAND DISTRICT COUNCIL

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| CONTENTS | PAGE |
|---|------|
| Introduction | 2 |
| Historical Development | 2 |
| Location and Setting | 4 |
| Conservation Area Boundaries | 4 |
| Landscape Settings | 5 |
| Form and Character | 5 |
| Materials | 10 |
| Detractors | 11 |
| Opportunities for Enhancement | 12 |
| | |
| APPENDICES | |
| Appendix A : The Effect of Designation | 13 |
| Appendix B : Conservation Area Boundary | 15 |
| Appendix C : Unlisted Buildings of Interest | 17 |

THORPE END GARDEN VILLAGE CONSERVATION AREA

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 environment can enhance the quality of life of those who live or work in the area. 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, grass verges and ground surface materials
- views both within the area and from outside
- the way in which buildings, spaces and landscape reflect the historical development of the area

The District Council is committed to the protection and enhancement of the historic environment of Broadland.

Following a request by local residents that consideration be given to designating Thorpe End a Conservation Area, it was agreed with the Parish Council that an appraisal of the whole village should be undertaken in 2008 and an area of particular interest was identified. It covers that part of the village developed in accordance with the original “garden village” concept set out by Percy Howes & Co, the developers, in the 1930s. It

includes the whole of the area south of Plumstead Road and a limited area north of the road centred on the village green and the shops. While other parts of the village - notably the area north of the shops developed in the 1980s and 1990s - include features of interest and are attractive in their own way, they lack the particular features which characterise the original development.

The present statement seeks to identify the particular elements that characterise its landscape and buildings.

HISTORICAL DEVELOPMENT

The development of Thorpe End Garden Village has its roots firmly in the “garden city” tradition pioneered by Ebenezer Howard at Letchworth in the 1900s and at Welwyn in the 1920s. Horrified by the great smoky cities spawned by the world’s first industrial revolution and by the endless rows of terraced houses built towards the end of the 19th century, Ebenezer Howard had a vision of a cleaner, simpler way of life. Green spaces and hedgerows would take the place of uniform streets and alleys.

But Howard was not the first in this field. Earlier a number of enlightened industrialists had built “model villages” to house their employees: Lever’s Port Sunlight in the 1880s, Cadbury’s Bournville in the 1890s and Rowntree’s New Earswick in the 1900s; and parallel developments had taken place on the Continent.

At Hampstead Garden Suburb, founded in 1907 by the philanthropist Henrietta Barnett, ideals of a socially mixed community and of “helpful neighbourliness” were linked to standards for minimum road widths and front gardens depths; to the retention of existing

trees and hedgerows and the planting of new ones; to the creation of pleasing relationships between buildings and to the location of the development near a new tube station so as to be “within a 2d fare from central London”.



In the 1930s Percy and Leonard Howes of Percy Howes & Co, a firm of estate agents in Norwich, saw a potential market in the provision of new middle class houses, within easy commuting distance of the city, but in rural surroundings. They bought a site of 90 acres (36.42 hectares) in open country straddling the Plumstead Road. To this day it has remained separated by woodland from the fast-expanding city. They then set about providing the infra-structure of roads, electricity, gas and telephone connections and built shops, a post office and a bus shelter.

But that was not all. They were determined that “the ideal home at Thorpe End” (the title of their sales brochure) should be set amid pleasant surroundings. So they laid down wide grass verges and planted chestnut trees on either side of the new roads and along the existing main roads. They established a green open space at its heart and at selected places within the new development. Existing hedgerows and trees were preserved, notably between the two lanes of The Boulevard. Public utilities were where possible laid under ground.

They recognised the need for certain “thoughtful restrictions” aimed at maintaining the character of the “garden village”. Thus trees could not be felled without express

permission of the estate owners and the local authority, fences had to be of a certain type and houses had to be set back at least 30 feet (9.14 metres) from the road.

House designs were not stipulated, but they had to be designed and built under the supervision of members of the Royal Institute of British Architects. The use of “mellow bricks” and thatched roofs was encouraged to lend the development an “old-world character”. The houses were to be built at a density of no more than three to the acre.

Cooperation in the interests of the whole became a feature of the new settlement. To this day the Parish Council takes responsibility for grass cutting in public open spaces; while the residents have taken on the responsibility of road maintenance, thus avoiding the use of standardised kerbs and road surfacing that would have been required had the roads been adopted by the local authority.

The development of the area beyond the shops on the north side of Plumstead Road was interrupted by the War. When development finally came in the 1980s and 1990s, more than usual care was taken in the design of the new houses and in the layout and materials of the roads, footpaths and public open spaces. However economics dictated a much higher housing density than the pre-war scheme and roads are to modern local authority standards. The character is therefore very different from the original development and the newer estate is therefore not indicated within the Conservation Area boundary.

LOCATION AND SETTING

Thorpe End is some 5.6 kilometres (3.5 miles) from the centre of Norwich. The spread of Norwich along the Plumstead Road extends to within 1.2 kilometres (0.75 miles) of Thorpe End to the west, while New Rackheath is about the same distance away to the east. To the south-west the new development at Dussindale Park is, at its nearest, only 0.4 kilometres (0.25 miles) away. That it still remains separate from these settlements gives Thorpe End a special character of its own. It is important to maintain this separation.



The village is surrounded on all sides by flat farmland, hedgerows, trees and woodland. The extensive woods to the west separate it from Norwich, while views across fields in other directions are stopped by small woods, tree belts or hedgerow trees. Triangle Wood (a small wood immediately south of the village) is protected by a Tree Preservation Order.

CONSERVATION AREA BOUNDARIES

The boundaries of the Conservation Area are drawn tightly round the area identified as of special interest. This includes

- The village green straddling the Plumstead Road together with the houses on the south side and the shops on the north side.
- The development along the south side of Plumstead Road, extending eastwards to the end of the village and westwards to Green Lane North
- The development along the north side of Plumstead Road, extending eastwards to include the Village Hall but westwards to include only the first two houses past the sub-station. West of these houses the verge is too narrow for trees and consequently the development here lacks one of the essential elements which distinguish the development scheme of the 1930s.
- The hinterland development south of Plumstead Road, incorporating (i) the Boulevard (ii) Lawn Crescent (iii) Woodland Drive (iv) South Walk and (v) the east side of Green Lane North as far as Woodland Drive (including the two houses south of the junction with Woodland Drive, which - although their extensive open frontages are not in character with the adjoining development - nevertheless have an impact on the Conservation Area.

More than usual care has clearly been taken in the design of the comprehensive post-war development to the north of the shops. But, while generally attractive in itself, it does not attempt to share with the pre-war development those features and qualities which make it of particular interest, including low density, preponderance of trees, hedges and grass and "soft" road surfaces. Also, because it is less vulnerable to incremental changes, such as loss of trees or hedges or

alterations to road surfaces and edges, it can more easily “look after itself” without added support. It has therefore not been included in the Conservation Area.

LANDSCAPE SETTING

The immediate surroundings of the Garden Village consist of open fields and scattered woodland which are important in reinforcing the sense of separation from other nearby settlements. Policies in the Broadland District Local Plan (2006) address these areas. The immediately adjacent countryside is covered by Policy ENV1 which aims to protect and enhance the character and appearance of countryside, towns, villages and urban areas. To the south and west of the Garden Village are areas to which Policy ENV8 also applies, being identified as areas of special scenic quality or importance in the landscape, whose inherent visual qualities and distinctive character will be protected.

FORM AND CHARACTER



THE VILLAGE GREEN (BOTH SIDES OF PLUMSTEAD ROAD)

The centre of the village is the green which straddles both sides of Plumstead Road. With busy modern traffic this is hardly ideal, but when the garden village was conceived in the 1930s it would have been seen as a clear demonstration of the developer’s claim that it was within easy commuting distance of the city by car or bus. Private roads describe shallow arcs on either side to give the green its form. On the south side the grassed area is interrupted by the start of the Boulevard, its position determined by an existing field hedge whose preservation was in line with one of the objectives set out in the original brochure. In addition to the pre-existing trees along the main road itself, other trees were planted on the green.



North side

The north side is largely taken up by shops and a garage. Two of the commercial buildings are original: the garage at the east end and the shops at the west end. They exhibit some of the picturesque and rustic features associated with the garden city movement of the early twentieth century: steeply pitched roofs, stepped gables and patterned brickwork (basket-weave, herring-bone). Between these two buildings a further short terrace of shops was inserted in the late twentieth century: it is ill-proportioned and no attempt has been made to harmonise its roof pitch, brick colour or windows with the buildings alongside.



Other buildings on the north side include the charming bus shelter on the green (flint base, timber frame, panels of basket-weave brickwork and thatched roof), the electricity sub-station towards the west end (Kentish hipped roof). Of the few houses which front the green, No 79 (Dial House) at the eastern end is one of the best examples of its style in the village (thatched roof complete with curved dormers, leaded windows, bow window and thatched entrance arch). It was originally occupied by Leonard Howes himself.



South side

By contrast, the south side of the green is entirely residential and forms the northern edge of the main 1930s development. It includes the majority of thatched houses in the village: one towards the eastern end of the green and a row of five (including a semi-detached pair) towards the western end. Like Dial House they are in the tradition of the cottage orné of the 18th and 19th centuries and feature low sweeping roofs, dormers, mock half-timbering and (at least when built), leaded windows. One has been extended using pin-tiles in the manner of thatch – with only moderate success. The other houses in this group are not especially distinguished. One (east of the Boulevard) with large picture windows dates from the 1960s. It may be regretted that the original developers did not insist on some degree of architectural unity - at least on the plots facing the village green. But the general preponderance of tall clipped hedges in front combine with the trees on the green to produce a generally harmonious effect: the loss of a front hedge to one house (west of the Boulevard, due to disease) only serves to prove the point.



The village sign celebrates the garden village. It features – in silhouette - a tree protected by a very steep roof with two “supporters”, both dressed in gardening clothes and Wellington boots: she watering the garden; he (pipe in mouth) digging it.

PLUMSTEAD ROAD (EXCLUDING THE CENTRAL GREEN)

East of the green, both sides

Houses on both sides, varying greatly in style and size, appear mostly to date from the original development. Where windows have been replaced they are generally in sympathy with the house. The majority have gabled roofs, which bind the houses together visually. In contrast, those with hipped roofs, appear to stand somewhat apart from their neighbours. Several houses have herringbone brickwork. One house has a discordant extension gable. But the front hedges (mostly clipped and tall), the deep setting back of the houses, the wide grass verges and the roadside trees - all requirements of Percy Howes & Co - combine to allow the natural elements to dominate the scene. The houses, in contrast, are glimpsed rather than seen full-face. The end result is that what would otherwise be very ordinary “ribbon development” becomes an essential part of the garden village.

The modern Village Hall now stands on the north side, just past the last house. Its design is undistinguished, but as an important community building immediately adjoining the original development and enjoying the same wide grass verge in front, its inclusion in the proposed Conservation Area is desirable. Suggestions on how it could be better knitted into the general scene are made elsewhere in this statement.

West of the green, south side

The architectural quality of the houses here is very uneven. But, as elsewhere in the garden village, the buildings are generally subsidiary to the hedges, grass verges and trees. Three houses have no front hedge and the resulting effect on the scene over-all is very apparent. Parts of this stretch of the main road are without trees in the verge and suggestions on replanting can be found elsewhere in this statement.

GREEN LANE NORTH (EAST SIDE, FROM PLUMSTEAD ROAD TO WOODLAND DRIVE)

Although the development along the east side of this road is essentially "ribbon development", very varied in architectural quality, it shares features characteristic of the 1930s development behind, including hedges (to most houses) and the provision of a wide grass verge, giving an opportunity to plant more trees (at present there is only one). The two houses immediately south of the junction with Woodland Drive have very open frontages, out of character with the development as a whole.

THE ROADS WITHIN THE 1930S DEVELOPMENT SOUTH OF PLUMSTEAD ROAD



In contrast to the roads considered so far (all existing through roads), the Boulevard, Lawn Crescent, Woodland Drive and South Walk were all newly laid out in the 1930s and remain in the ownership of the residents, who are responsible for their upkeep. This arrangement allows their construction and materials to be much less standardised than if they were to be adopted by the local authority. For example, the absence of a hard surfaced footpath and kerb allows the grass verge to come right up to the carriage way; while the foundation of the road is slightly uneven and its finish is a thin layer of tarmac with rolled-in chippings, some of which has inevitably been loosened and scattered with passing traffic. The result is altogether "softer" and more informal than with a standard road. Originally the surface was no more than beaten and rolled hardcore and gravel: the present surface is an acceptable compromise with the needs of modern traffic. Everywhere in this part of the village grass verges are wide and trees (mostly chestnuts) have been planted at regular intervals.

The road layout is geometrical (straight lines, circles, semi-circles) and roadside trees are spaced at regular intervals. But this seemingly rigid framework is complemented by the irregularity of the houses and their relationship with each other and by the individual planting within the spacious gardens. After seventy years of growth the environment is dominated by trees and hedges, between which parts of houses can be glimpsed: here a gable, there a bay window or a chimney.

The Boulevard



The Boulevard begins at Plumstead Road as a short tree-lined avenue cutting across the south side of the central green. It then divides into a two-lane road with a hedge between. But unlike other clipped, single-species, domestic hedges in the village, planted by individual householders in the 1930s, this is a former field hedge of hawthorn, ivy and other species. Again, whereas elsewhere the verges are level, those either side of the former field hedge are steeply banked. Towards its northern end it has been clipped to some extent, but further south it has been allowed to grow largely unchecked. The hedge contains one mature tree. There is a cross over between the two lanes at the junction with Lawn Crescent. The "dual carriageway" and the field hedge give this part of the village a character which is quite unique. The idea of retaining rural hedgerows can be found in the Percy Howes brief as well as in the brief for Hampstead Garden Suburb and no doubt elsewhere. Speed humps at intervals have since been introduced.

Domestic hedges are planted on low banks and there are trees in the wide grass verges. There are also a number of bushes (mostly square-clipped laurels) which break down the grass verges in to shorter lengths.

Houses vary greatly in style, though most date from the 1930s. One, on the west side, No 10 is thatched. Most have hedges in front.

Lawn Crescent

Lawn Crescent is a short cul-de-sac off the Boulevard, mid-way between the village green and Woodland Drive. It runs straight eastwards to a long narrow oval at the end: it is not in fact a crescent. The modern "hammer-head" had not

yet been invented: classical geometry still rules here, not the car. Chestnuts have been planted at regular intervals in the wide verges down either side. In contrast, the long green "circle" has a bush at each end but no trees. The formal road layout contrasts with the houses, which vary greatly in style. Those in the "circle" are at an angle to one-another and several of them are bungalows. One, on the east side, has an attractive wooden lych-gate, which provides a focal point in the predominantly green landscape.

Woodland Drive

Woodland Drive is by far the longest road in the 1930s layout. At its west end it is angled to meet Green Lane North: otherwise it runs in a straight line eastwards and ends with a turning circle. Its north side is broken at its junction with the Boulevard and by the green and trees of South Walk. Its elements are by now familiar: wide grass verges, chestnut trees, high hedges on low banks in front of most of the houses, occasional clipped laurel bushes in the verges. There are several wide gaps between the chestnut trees. Occasionally they appear to have been replaced by other species (e.g. a scots pine and a larch). The circle at the east end is densely planted with trees and shrubs which screen a modern drainage plant in the middle.

The original houses follow the preferences set out in the original brochure in the use of "mellow" bricks (many examples), steep pitched roofs (e.g. No. 28), patterned brickwork (e.g. No. 6) or black waney-edged boarding (e.g. No. 20). On the corner with Green Lane North (north side) a thatched house, No 1, can be glimpsed behind high hedges. The use of paler bricks and shallower roof pitches on later houses is intrusive, though this matters less where a house is part screened by a high hedge.

South Walk

South Walk is an elongated semi-circle leading off Woodland Drive. The central area is an attractive large open space with grass, trees and bushes. Along the Woodland Drive frontage trees are on the line of what appears to be a straggly bramble hedge and not, as elsewhere, in the main road verge. The trees are close together and have grown tall and spindly. In amongst the brambles are many

self-seeded chestnut saplings. This “hedge” merges with a small spinney of trees and brambles on the west side, while on the east side there are more trees. In the main part of the central area several small ornamental trees and shrubs have been planted here and there.

The houses facing onto South Walk are nearly all bungalows. Most are without front hedges but several have attractive low planting. One house has very bright red tiles; another has its frontage marked by large pieces of grey-green slate, both rather intrusive.



MATERIALS

LANDSCAPE

The character of the village depends in great part on the use of green landscape elements. The “palette” is very simple: grass; deciduous trees on the grass verges and open spaces (mainly horse chestnuts in the areas developed in the 1930s and older oaks along the Plumstead Road); trees banked up with large flints- many planted with spring flowers; tall hedges in front of the houses.



BUILDINGS

Materials for the buildings erected in the 1930s are “recessive” in colour and texture, in line with the developers’ aim to create a village which, though new and with all modern conveniences, is nonetheless “mellow” and “old-world” in character. So bricks tend to be dark multi-red in colour and rustic in texture; tiles, whether pantiles or pintiles, tend to be multi-red or dark grey. Other materials and effects which were encouraged include thatch, mock half-timber and patterned brickwork (basket-weave and herringbone)



- Asymmetrical design of replacement windows at first floor over shops.
- Design of window replacements above garage.
- Painting over in white part of main gable to garage.
- Short strip of loose gravel on green side of east roadway of South Walk.
- Use of lumps of slate along one frontage in South Walk.

THINGS WHICH DETRACT FROM THE CHARACTER OF THE AREA

Detractors include

- The design of the newer shops on the north side of the village green.
- The varying quality and uneven surface of parts of the private road in front of the shops.
- The metal posts and chains round the circular green at the east end of Woodland Drive.
- The use of over-large sized gravel on some sections of the shared access ways on the south side of the village green. [See enhancement proposal below for preferred material].
- The widening of one section of the above access way.
- The absence of hedges in front of some houses.
- Unkempt hedge south side Plumstead Road approaching junction with Green Lane North.
- The absence of trees in certain sections of grass verge.
- The use of brick gate piers and ornate metal gates to some houses.

OPPORTUNITIES FOR ENHANCEMENT OF THE AREA

Opportunities for enhancement include

- Carrying out a survey of existing trees on the village green and then designing and implementing a tree planting scheme to complement them. Large scale deciduous trees are recommended in preference to smaller scale evergreens or ornamentals in this location.
- Carrying out a survey of trees in road-side verges throughout the village, noting where there are gaps needing to be filled and then carrying out an infill tree-planting scheme. Large scale trees recommended: probably oaks along the Plumstead Road and horse chestnuts elsewhere. Include trees in front of the Village Hall.
- Carrying out a survey of trees and undergrowth on the green at South Walk and then carrying out a scheme which would probably include selective removal as well as fresh inter-planting. The aim should not be "total tidiness": part of the charm of this area is its "wildness".
- Removing ivy growth from trees along Plumstead Road.
- Compiling a short design guide for new buildings and extensions in the village so that, without slavish copying, they respect and harmonise with the older buildings. Form and colour are the main considerations.
- Identifying and addressing road drainage problems throughout the village.
- Addressing problem of vehicles running over grass verge by west entrance to road in front of shops.
- Replacing broken tarmac / clinker on footpath in front of house west of sub-station with more attractive material.
- Encouraging co-ordinated design of fascias on shops.
- Replacing metal posts and chain round circus at east end of Woodland Drive in natural material.

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 authority's 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

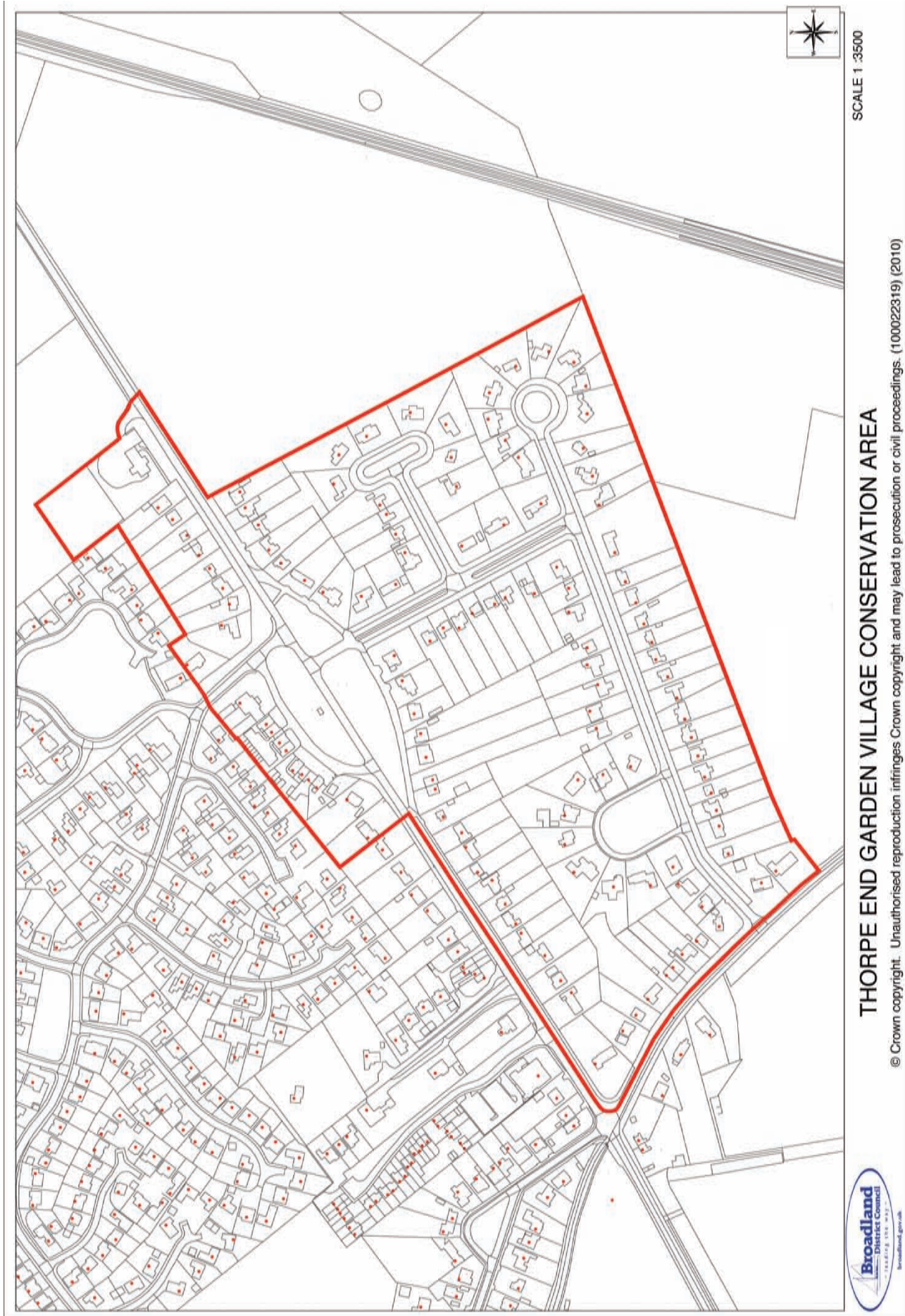
Under the Hedgerow Regulations 1997 (S1 No. 1160):

- 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 : CONSERVATION AREA BOUNDARY



APPENDIX C : UNLISTED BUILDINGS OF INTEREST

The following buildings 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.

Plumstead Road (north side)

Row of four shops with stepped gables (facing village green)

Thorpe End Garage, facing green (at junction with Broadland Drive)

No. 79 (Dial House): thatched house (facing village green)

Bus shelter (on village green)

Plumstead Road (south side)

Nos. 24 and 26: pair of semi-detached thatched houses (facing west half of green)

Nos. 28, 30 and 32: three detached thatched houses (facing west half of village green)

No. 40 (Thorpe Lodge): detached thatched house and garage (facing east half of green)

The Boulevard (west side)

No. 8: thatched house and garage

Woodland Drive (north side)

No. 1: thatched house (at junction with Green Lane North)

