



Mulbarton

Conservation Area Character Appraisal and Management Guidelines

December 2017



Content

Introduction	3
Historical Development	4
Character Assessment	5
Conservation Management Guidelines	14
Appendix 1(i) - Listed Buildings in Mulbarton Conservation Area	16
Appendix 1(ii) - Unlisted Buildings in Mulbarton Conservation Area which are of townscape significance	17
Appendix 2 - Policy & Consultation	18
Appendix 3 - Conservation Area Boundary	20
Appendix 4 - Historic Map	21
Appendix 5 - Streetscape	22
Appendix 6 - Natural Character	23

Introduction

Mulbarton is a classic example of a settlement around a large green or common. Common edge settlement is an important medieval and post medieval settlement form characteristic of Norfolk and Suffolk. The high ground of the common in conjunction with the north-south road made a good site for a settlement. The large common with groups of mature trees sits between a triangle of roads and in places links to the farmland beyond, providing a strong rural character. A large pond surrounded by houses in the main part of the village is a key focal point adjacent to the medieval church.

Under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a conservation area. The 1990 Act also requires local authorities to prepare management guidance and proposals for conservation areas. The Mulbarton conservation area was originally designated in 1977.

This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

Key Characteristics

- Strong rural character
- Large common within triangle of roads dominates conservation area
- Three main 'gateways'
- Mature trees and hedgerows prominent in many important views
- Medieval Church is a key feature in views across the common
- Large pond is a key feature of the main part of the village north of the church
- Majority of buildings are modest size houses with a few exceptions



South east gateway to common



Northern gateway to common

Historical Development (also see historic map in Appendix 4 page 21)

The name Mulbarton is given as 'Molkebertuna' in the Domesday Book, which is from the Old English Meolc-beretun, meaning any outlying dairy farm. In the thirteenth century the Manor belonged to Thomas de Omer, who founded the present church.

Mulbarton is a classic example of a settlement around a large green formed by the clearance of dense woodland. Once the central area had been cleared, farmsteads would have been constructed around the edge to form a loose enclosure, with a limited number of 'gateways', which could be closed at night by gates or fences for protection and defence against marauders. A map of 1724 shows these gateways still able to be closed, with a turnpike and tollgate by the Old Forge and a gate across the road by Mulbarton Hall. Although the need to close the entrances to the Common has long since passed, the settlement pattern and the sites of the three gateways can still be clearly seen. The gateways provide key views of the conservation area looking across the common.

The Parish Church appears to be the only surviving medieval building, the nave and tower being the earliest parts dating from the 14th century. The moat to the seventeenth century Old Hall points to it being on the site of a much earlier hall. Two prestigious tithe barns at the Old Hall and at the Old Rectory are witness to the agricultural wealth of the late seventeenth and early eighteenth centuries.

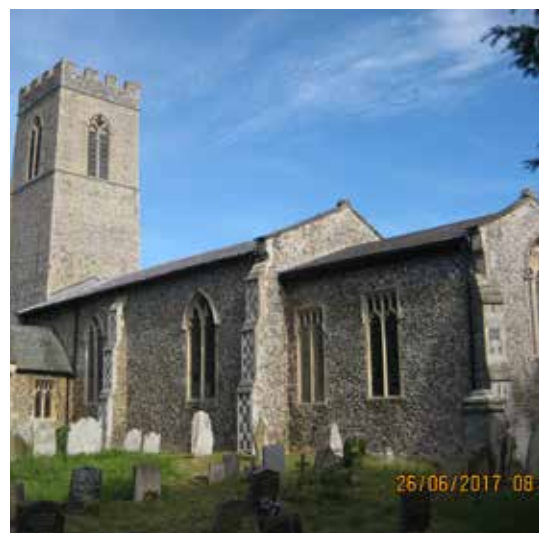
Later building, mostly within the twentieth century, has led to some visual enclosure of the Common, particularly on its southern and eastern edges, which is regrettable.

The village offers a range of facilities; those around the common include a church, a village hall with a sports field and car park, post office, fish and chip shop, doctor's and dentists' surgeries, first and middle schools, cricket pitch, children's play equipment, day nursery and public house. The shop on the east side of the Common, referred to in the 1982 report, has been replaced by a therapy centre.

The population of the parish has risen dramatically in recent years with Mulbarton being designated as an area for residential estate development. However, the designation of the common and its immediate surroundings as a conservation area has allowed the historic core to retain its essential character. The population stood at 598 in 1951. By 1961 it had risen to 735, but by 1971 it had jumped to 1126; by 1981 to 2268 and by 1991 to 2985. At the 2011 census the population stood at 3,521.



Sportsfield on the common
looking north.



Parish church of St Mary Magdalen

Character Assessment

(also see Streetscape and Natural Character Map, Appendix 5 and 6, page 22 and 23)

Mulbarton and Setting

Mulbarton is situated on a slight plateau west of the River Tas, straddling the B1113 road, 8.5 kilometres south of Norwich. The common covers about 18 hectares and is a large triangular area bounded by three perimeter roads, which it extends beyond to varying depths on all three sides. In addition to the main north-south road from Norwich to Bury St Edmunds, roads lead to neighbouring villages from both the south-east and south-west corners of the historic settlement.

There is a larger area of modern estate housing immediately to the south of the conservation area but to the north, east and west sides there are stronger links with the open countryside. At the far northern end of the conservation area Paddock Farm stands rather separate from the built-up part of the village which extends north from the pond and it is only modern housing that provides a stronger link between the farm and the main part of the settlement. The village of Mulbarton is not visible along the road on approach towards Paddock Farm which very much has the appearance of an historic farm site within the open countryside. The open rural setting here at the east side of the road on approach to the village forms a very important part of the setting of the listed farmhouse, which fronts the road and needs to be retained.

At the east boundary, the links with countryside beyond are retained by open fields to the north, south and west sides of existing group of residential development. To the east side the countryside setting is more significant as it forms part of the wider setting of Old Hall Farm and the Church. There are attractive views of the church tower with mature trees from the existing public footpath as one approaches Mulbarton from fields to the east. This strong open rural character forms an important part of the wider setting of the conservation area at this side and its retention is important in being able to appreciate the essentially rural character of the historic part of the settlement.

Street Patterns and Historic Grain

The special character of Mulbarton Conservation Area is derived from its historic origin as a common enclosed for protection. The space is entered by three 'gateways', which were originally closed for security or to keep stock from straying. These 'gateways' survive fairly intact; by the Methodist Chapel at the northern apex of the common; by the old forge at its south-western corner and by Mulbarton Hall at its south east corner. At all three 'gateways' the space is constricted between buildings, walls, high hedges or trees, so that the first view of the common is as a sudden 'explosion' of open space. It is important that these 'gateways' are preserved as far as possible and that the space remains open.

From inside the conservation area there are extensive views across the common. These views are framed by groups of trees, most of which are located around ponds or on areas of uneven ground large and small. Looking west from certain points along its east side, the view



Looking towards the southern gateway to the common

across the common extends out over the countryside beyond and, thanks to the massing of trees and the lie of the land, few buildings are in sight, giving a sense of the countryside coming right into the heart of the village. The impact of any new buildings on 'infill' sites needs to be assessed in this context. At its northern end the village pond is an important focal point.

Historic development and trees enclose the common around its northern end and along much of its south side, but there are gaps along the east and west sides. Except around the village pond and south of the old school, buildings fronting the common are set back from the road behind wide stretches of grass or, as at the south side, behind a belt of trees.

Conservation area boundary

The conservation area designated in 1977 covered the Common and properties immediately abutting it, together with the two distinct entrances to the Common from the north and the south-west on the B1113, and an extension eastwards along Rectory Lane to include the Old Rectory and the adjacent barns. In 1994 two further areas were added; an extension northwards along Norwich Road to include Paddock Farm and a small area on the east side to include the old School House.

This character appraisal makes no significant revisions to the boundary other than some minor changes so that the conservation area boundary corresponds with existing boundary features.



Looking east across the pond from the Norwich Road



Looking south along The Common

Perambulation

This section describes in more detail the character of the conservation area. Because of the overriding importance of open spaces, trees and ponds in Mulbarton, these are described in much more detail in the section titled 'Natural character & open spaces' and consequently this section is therefore mainly concerned with buildings.

The north and east sides of the Village Pond

At the north corner of the common the church and pond with its surrounding cottages form a particularly attractive group, all of the buildings making an important contribution to the historic character of this part of the conservation area. Other than the church, none of the buildings are listed but do have some special architectural or historic interest in their own right. April Cottage to the north side at the road forms one side of the northern "gateway" to the common.

The common: east side

The church dominates the group of buildings around the pond as well as more distant views across the common from the west and south sides. The New Rectory to its north side is set well set back from the road and has little impact on views, being screened by large mature trees. South of the Church, Elm House is modern and is also screened by mature trees. Further southward Harvest House is modern, unattractive and obtrusive with only a hedge at its front boundary.

The massive barn of Old Hall Farm is a splendid example of a seventeenth century tithe barn, with Dutch gables and small slit vents together with domestic mullioned windows in an eighteenth century extension at the west end. The barn screens a service yard and a bulky asbestos building to the north. Hidden by trees and high hedges, the Old Hall is a fine rendered and tiled house with good garden walls and stands on a medieval moated site. It is set back some distance from the road and is not visible in key views of the 17th century conservation area. The late 20th century Village Hall is outside the conservation area but clearly visible from the common, and its immediate setting would be enhanced by some tree planting. The lighting poles around the sports field are seen across the common, proudly confirming that Mulbarton is a thriving modern settlement and not simply a “picture postcard” village. North of the village hall a green London bus is permanently parked behind the hedgerow providing a café. Its colour allows it to blend in with the natural setting and its ‘quirkiness’ does not have a negative impact on views. The former school and school house are of historic interest. Further south a concrete driveway leads to a fish and chip shop and industrial sheds, all outside the conservation area. These are unattractive buildings but relatively unobtrusive.

The southern end of the east side of the common has been built up with modern houses, with a “restless” variety of window patterns, but partly softened now by planting. The rebuilding of the end house in the traditional 19th century terrace is marred by non-matching windows. The old Corner Cottage appears to have lost some of its traditional character in a “face-lift”.

Rectory Lane

With late 20th century residential developments either side of the road and in Old Rectory Close, much of the earlier traditional country lane character has been lost. Rectory Lane is essentially a suburban area until you move past the barns of the Old Rectory. Despite this, the new development is well laid out with some unity of design and care has been taken with planting, notably in the maintenance of mature hedgerows, which greatly helps to soften the impact of the modern development, providing the street with a strong natural character that makes a positive contribution to views.

The Old Rectory itself is almost totally hidden from view and makes little impact on the area although its trees and the space around it are important. Its big tithe barn would rank as outstanding anywhere else but can hardly



Tithe barn with dutch gable ends
along Rectory Road



View along Rectory Road
looking west

compete with Old Hall barn. Together with a smaller barn to its east, which has been converted to a house, the barn forms an impressive group, particularly when viewed from the east, from where the sweep of its roof can be seen to best advantage. South of the smaller barn is a garage building, now detached, but previously part of a longer range attached to the barn. Its appearance is marred by the use of concrete blocks for a part-rebuild. East of the smaller barn and set back is an attractive pair of old cottages.

The common: south side

The most important building on this side of the Common is Mulbarton Hall. It is a large Georgian house of painted brick and has a fine high red brick garden wall along Long Lane, which forms a firm corner to the south eastern “gateway” to the common. Moving further west and outside the conservation area are a doctors’ surgery and then the First and Middle Schools. These are largely hidden and have no visual impact on views of the common.



Large cedar trees at Mulbarton Hall

Immediately west of Birchfield Lane is a two-storey house with hipped roof, probably dating from the 1930s. Prominent in views over the common, its windows could be of a more traditional design. Moving further west there is then a row of houses, mostly modern bungalows. The bungalows are typical 1930s designs and because of their low profiles they tend to disappear behind trees in longer views across the common. Manor Cottage is the only older house in this group: it is set at right angles to the frontage and is well screened by a hedge and trees.

Norwich Road: south of the common

This is the southern “gateway” to the common. The east side includes Forge Cottage, the Old Forge and the Old Smithy. The Cottage is a picturesque thatched house, glimpsed between trees. The Smithy was somewhat altered during renovations in the 1970s and behind it is an attractive boarded and tiled shed of some interest. The Forge is a most unusual small building, built circa 1830 and listed.

On the west side the conservation area includes the junction with East Carleton Road. The Tradesman’s Arms public house, which previously stood on this corner, was unfortunately demolished in 1970. Since being replaced by modern houses, hedges and trees have



Houses south est of The Common



Houses west of The Common

continued to mature helping to define the west side of the “gateway”. Malt House is listed and comprises a dormered lobby entrance type house of the seventeenth century with a three storey Georgian extension to the south side. It has a good flint garden wall. North of Malt House, the back of a long low farm building provides a good firm edge to the road.

Norwich Road: west of the common

Here, buildings are well set back from the main road and most are reached by a series of informal gravelled tracks, which make for an attractive setting. Fairview House is one of the older buildings on this side and was once a pair of late nineteenth century semi-detached cottages, still retaining much of its original character despite some less sympathetic alterations. In front of these cottages is Common View, an attractive small Georgian house of red brick and blue glazed tiles with a white paling fence at its boundary. It appears to retain its original sash windows. There is a rear wing at right angles, quite different but not unattractive, with white boarded first floor.

Continuing northwards and again set back, first Dairy Farm House and then Dairy Farm Barn, important for its cob rather than clay lump construction, rare in East Anglia. The barn has been converted to a house but with much alteration. There are undistinguished modern bungalows to the north and south of Dairy Farm.

Norwich Road: north of the common

This covers the west side of Norwich Road, from Mill House to Paddock Farm; and the east side north of, but excluding, the former shop by the Pond.

On the west side, first Mill House, a fine small Georgian building with good door case, original sash windows, traditional outbuildings to the rear and mature hedgerow at its boundary. Then Howzat, a standard late Victorian red brick “villa” marred by a modern “fanlight” door and plastic window replacements. Next, a former garage showroom building, now a day nursery, with large display windows and dormers in a steep pitched roof. Its design is intended to help it blend in with the domestic buildings around it and the traditional scene of the village pond, but inevitably its function has dictated a larger scale, which barely allows it to fit in. Behind, a little to the north, is a large industrial shed, with brick cladding: Its design is not unsuccessful in its own right, but it looms large in views across the forecourt of the World’s End public house. Some planting behind the former Chapel would help to break up its bulk.



Mill House



New house as the north end of
the conservation area along the
Norwich Road

The former Methodist Church dated 1900, which has been converted to a dwelling, is of historic interest and has townscape value as one side of the north “gateway” to the common. The World’s End public house is set back behind a deep forecourt and has a powerful presence at the northern approach to the village. It is listed, the lower part dating from the seventeenth century with the taller three storey section dating from the eighteenth century. It has an attractive 1.5 storey five-sided porch. On the south side of the pub a single storey 19th century red brick and clay pantile outbuilding contributes further to the historic character of the site.

Further north is a new modern dwelling, Henley House, constructed in the last two or three years on land that originally formed part of Toad Hall to the north. The house has a general traditional appearance with a good choice of brick and pantiles although the positioning of dormers provides a less traditional arrangement. Toad Hall is hidden by a high hedge of significant value in the street scene and is an attractive cottage, considerably extended. Beyond Toad Hall are five dwellings constructed since 2000. Generally, as a group these have a traditional style that sits reasonably comfortably due to their position back from the road and mature vegetation at boundaries, all helping to soften their impact in views.

Finally, on this side, Paddock Farmhouse is a fine house of the late seventeenth century. To the north is a large brick barn, also listed in its own right. It is part of a good group of farm buildings which includes a two storey stable block and smaller barn. The whole group has been converted to residential use. The house is uncomfortably close to the road, and is screened by a high boarded fence, which cannot help but spoil its appearance. At this point views also open up to open countryside of low rolling fields to the north and west of the village.

On the east side there are no buildings of particular interest. A late nineteenth terrace of three houses has recently been modernised: new gabled canopies over the doors look oddly high and the different front boundary treatments provide a rather cluttered unsatisfactory appearance. Butler House, set hard on the back of the pavement, has a modern bow window set in a partly blocked-in former shop window opening. Its other windows have large panes which are unsympathetic.

North of Fairlight there are several relatively recent houses of indifferent quality, one with a large shaped gable prominent upon its face. These are set back from the road line behind a walled front garden and small green and car parking space respectively. Opposite these is Folly House, an attractive late nineteenth century villa with abundant front garden and decorative barge-boarded porch.

Traditional Materials and Architectural Details

Materials

Examples of most of the building materials traditional to South Norfolk can be found in the conservation area.

Roofs

Clay pantiles are the prevalent roofing material, mostly red but occasionally blue/black. There are a few slate roofs, one being that on the former school building. There is also one thatched roof and the church has a lead roof. Some of the modern houses have concrete pantiles, mostly in a traditional pattern.



Walk at Mulbarton Hall

Walls

Red bricks dominate, although 'white' Gault bricks have been used for the front boundary wall of Mulbarton Hall. A variety of brick colours and types are used in the many modern houses. There is some painted brickwork, notably in Mulbarton Hall. Several older buildings have rendered and painted walls, indicating either timber framed or clay lump construction beneath, an exception to this is the old barn at Dairy Farm which is a rare cob construction. Ornamental terra-cotta in bands or as key stones, probably made at Costessey, can be seen on a house on the west side of the Norwich Road. Flint is found in the church and in several garden walls, the church also having stone dressings at openings.

Architectural details

Within the conservation area buildings are mainly modest sized houses and are relatively plain in their appearance, with gable ends and pantile roofs, which is particularly evident around the village pond. There are hipped roofs on many of relatively new houses in the conservation area. Larger buildings with more formal design include the church and Mulbarton Hall. The church is built in a simple medieval gothic style with flint patterns to buttressing characteristic in many Norfolk churches. Mulbarton Hall is a large house with formal arrangement of sash windows with classical style door case. Its central range is six windows wide, instead of the more usual odd number, making for a slightly unresolved "duality", barely relieved by a fine central doorway squeezed uncomfortably between the windows.



Former school building,
The Common

The large tithe barn at Old Hall Farm is built a plain Norfolk vernacular style but with a Dutch gable at the north end. The converted barn east of the Old Rectory also has a Dutch gable ends that add much to the character of the street scene.

The former school building east of the common is in the typical plain Victorian Gothic style with parapet gable ends and stone dressings to windows, although the modern infill window within the blocked-in original gable end window sits uncomfortably. Fairview House at the east side of Norwich road features decorative terra-cotta in string courses and keystones with stone gable finials and fish-scale slates. Its appearance is somewhat marred by windows of mock-sash type with stained finish. The Forge at the southwest gateway is one of the more unusual buildings in the conservation area. It is symmetrical in plan, with a pair of projecting wings on either side of a small forecourt. The central part and wings have pediment gable ends and there is a small round opening in the central gable. The three storey Georgian extension at Malt House with its formal arrangement of sash windows at the front elevation also stands out as does the Worlds End public house which has a similar arrangement but with a five bay front porch, adding further architectural interest.

Natural Character and Open Spaces

The principal open spaces in the conservation area are:-

The Common

Bounded by roads on three sides, the common is characterised by its large size, long open views and from the groups of indigenous trees around ponds and other small areas. A large area towards the south-west of the common, including a cricket square, is kept fine mown. There are seven ponds, three of which periodically dry up or have dried up completely. The common is an important area for wildlife and has been surveyed by the Norfolk Wildlife Trust.

Open areas outside the common

Village pond and its surrounding area: there is a willow on the north side and some small trees to the south. The area has a pleasing natural character, but one edge of the pond abuts the Norwich Road, where there are some standard railings and an unattractive concrete retaining wall.

Areas on the east side include a pleasantly rough area south of Old Hall Farm with a pond and some young oak trees; the verge in front of the Church, badly worn by cars; the fine-mown area south of the church, with young trees; a fine-mown area in front of the sports field with young chestnuts; and a small area south of the car park with a fine mature tree.

To the south side, west of Birchfield Lane are areas of mown grassland between driveways. A boundary drainage ditch running in front of the houses, bridged at their entrance drives, is an attractive historic feature. There are no trees in this area.

At the west side, much of the area of land in front of the dwellings is also mown between gravelled driveways but with individual trees screening views of the houses. Further north there is an extensive area of rough cut grass, with individual trees, and a small area of woodland meadow.

The Churchyard

This has a row of mature yew trees along its front boundary marked by an attractive paling fence first erected in the late 19th century. At one point the footpath has cut into the Churchyard, but this has been carefully handled to retain a yew tree on the verge. The churchyard is well maintained and has a good set of old gravestones in their original positions.

Green in front of Rectory Farm, Rectory Lane

This is a large mown area bounded on two sides by listed buildings. It has one fine mature tree in the middle. Other groups of trees and hedges which make a significant contribution to the character of the conservation include the following: mature hedgerows defining both sides of



Looking south west across the common



Westside of the common shows mown grassland in front of houses

the northern entrance to the village from Paddock Farm to the World's End public house; trees and high hedges around the Old Hall Farm; hedge in front of the sports field; trees in the grounds of the Old Rectory; hedgerow at Rye Cottage, Rectory Lane; clipped Cypress hedges and trees to modern houses on south side of Rectory Lane and east side of Long Lane; two fine cedars, in grounds of Mulbarton Hall; belt of trees along the south boundary of the conservation area from Mulbarton Hall to Birchfield Lane; trees and hedge to Forge Cottage; trees and hedge to modern house on corner south of Malt House; hedgerow and trees along west boundary of the conservation area south of Mill House; trees and hedge to Mill House; trees and hedgerows around the car park to the World's End public house.



Green in front of Rectory Farm

Street Furniture

In general, the area is uncluttered by street furniture and signs and there are no street lights, which helps to preserve the rural character of the common.

Attractive and more interesting features include the village sign and 1950's road sign both at the north end of the common, an old pump on the east side of the village pond, a mile stone beside the old Methodist Chapel and an old post box and a traditional 'K6' telephone kiosk north of the World's End public house. These should all be preserved. There are two telecoms equipment cabinets in prominent positions in front of the World's End public house but their green colour allows them to blend in with the more natural character of the street scene.

There are several seats on the common of wood with steel supports. Associated with these seats are litter bins of cream or pale green painted concrete. These are unattractive and obtrusive but the need for them and for their robust nature is understood. A number of red dog litter bins, which are appropriately eye-catching, complete the picture.

There is a very obtrusive bright blue recycling bin on the village car park that is clearly visible from the road. Its prominent location should be reviewed.



Looking across the common from just outside the church site.



1950's road sign at the junction of Norwich Road with The common

Conservation Management Guidelines

Unsympathetic features

Modern railings and concrete wall at the village pond north of the church. **A more traditional railing could be used here and works carried at the concrete wall to soften the existing appearance. For the later suitable water species of plants should provide the desired effect.**

Recycling facilities at the village car park are quite prominent in views from the road. **These could be re-positioned so that they are not visible in the more important views from the road**

Boundary wire fence with concrete posts at the north boundary of car park area at former school building east of the common.

More traditional fencing could be used here or hedgerow planting to provide a boundary treatment more in keeping with the existing character of the area.

Upgrading Windows and Doors

Almost all the unsympathetic alterations relate to window replacements. In some cases, windows have been replaced using less traditional materials. More modern styles of window design have also been installed in traditional buildings, some at more prominent locations.

If frames need to be replaced they should ideally be replaced with the original materials. However, if different materials are chosen then the window style should remain the same. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past.

The Common

The more natural rough areas of grassland on the common and road verges are a particularly important part of the character of the village.

Management of the area should ensure that this important aspect of the natural character is retained. This also helps to retain a strong link with open countryside beyond the conservation area boundary.



Railings on top of the concrete wall west side of the pond



Victorian terrace along Norwich Road that still retains sash windows to the original design.



Grass land across the common

Ground surfacing

Worn surface at entrance to village car park and at the entrance to the track driveway immediately south of Mill House.

The use of gravel finishes or tarmacadam with large chippings could be used to repair these areas to provide an appearance more sympathetic to the natural character of the conservation area. These finishes have been used successfully elsewhere around the main common.

Large area of smooth tarmacadam in front of the World's End public house and along the pavements from the pub going northwards towards Paddock Farm.

These areas could be re-surfaces using tarmac with rolled chippings.

Natural character enhancements

Further tree/hedgerow planting could help to enhance the open area of the village car park. It could also be used on the grass verge on the north side of the driveway to the fish and chip shop helping to reduce the impact of less sympathetic modern buildings.



Footpath and road finishes along the common



Village car park with bus cafe behind

Appendix 1 (i)

Listed Buildings in Mulbarton Conservation Area

(All Grade II, except as noted)

The Common (east side)	Church of St Mary Magdalen (Grade II*) The Old Hall Former Barn to Old Hall Farm
The Common (south side)	Mulbarton Hall
Norwich Road (west side)	Malt House Former Barn to Dairy Farm World's End Public House Paddock Farmhouse Paddock Farm Barn
Norwich Road (east side)	The Old Forge
Rectory Lane (north side)	The Old Rectory Old Rectory Barn and Rectory Cottage Former Barn approx. 20 metres east of Old Rectory

Appendix 1 (ii)

Unlisted Buildings in Mulbarton Conservation Area which are of townscape significance

The Common (north & east)	April Cottage Former pair of cottages in front of above Huntingfield Cottage Garden Wall to Huntingfield Cottage Holmlea Bluestones Honeypot Cottage The Nook, Holly Cottage & Garden House Mallards Cottage and The Cottage Pond Cottage and The Buffs
The Common (east side)	Brooke House Former School Terrace of Houses, including Fairfield Corner Cottage, including garden wall
The Common (south side)	Manor Cottage
Norwich Road (west side)	Fair View House Common View Dairy Farmhouse The Mill House Howzat Former Methodist Chapel Toad Hall
Norwich Road (east side)	Forge Cottage Old Smithy, incl. rear outbuilding Butler House Terrace of Houses, include. Shrub House
Rectory Lane (north side)	Pair of Cottages approx. 30 metres E of Old Rectory
Rectory Lane (south side)	Rye House

Appendix 2

Policy

Policy background

In recent years, the approach to conservation area designation has changed considerably. It is now recognised that development plan policies, development control decisions, and proposals for the preservation or enhancement and the management of conservation areas, can best be achieved when there is a sound understanding of the special interest of the conservation area.

This position is reinforced as follows:

The Planning (Listed Buildings and Conservation Areas) Act 1990 in section 66(1) makes it a duty of local authorities when considering applications to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Under section 72 of the same Act, it is a duty with respect to any buildings or land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Department for Communities and Local Government National Planning Policy Framework (NPPF) 2012

Paragraphs 126 to 141 cover “Conserving and enhancing the historic environment”.

Joint Core Strategy- Policy 2 : Promoting Good design

South Norfolk Local Plan

The South Norfolk Local Plan Development Management Policies Document was adopted in 2015 and policy 4.10 covers Heritage Assets. Public Consultation

Public Consultation

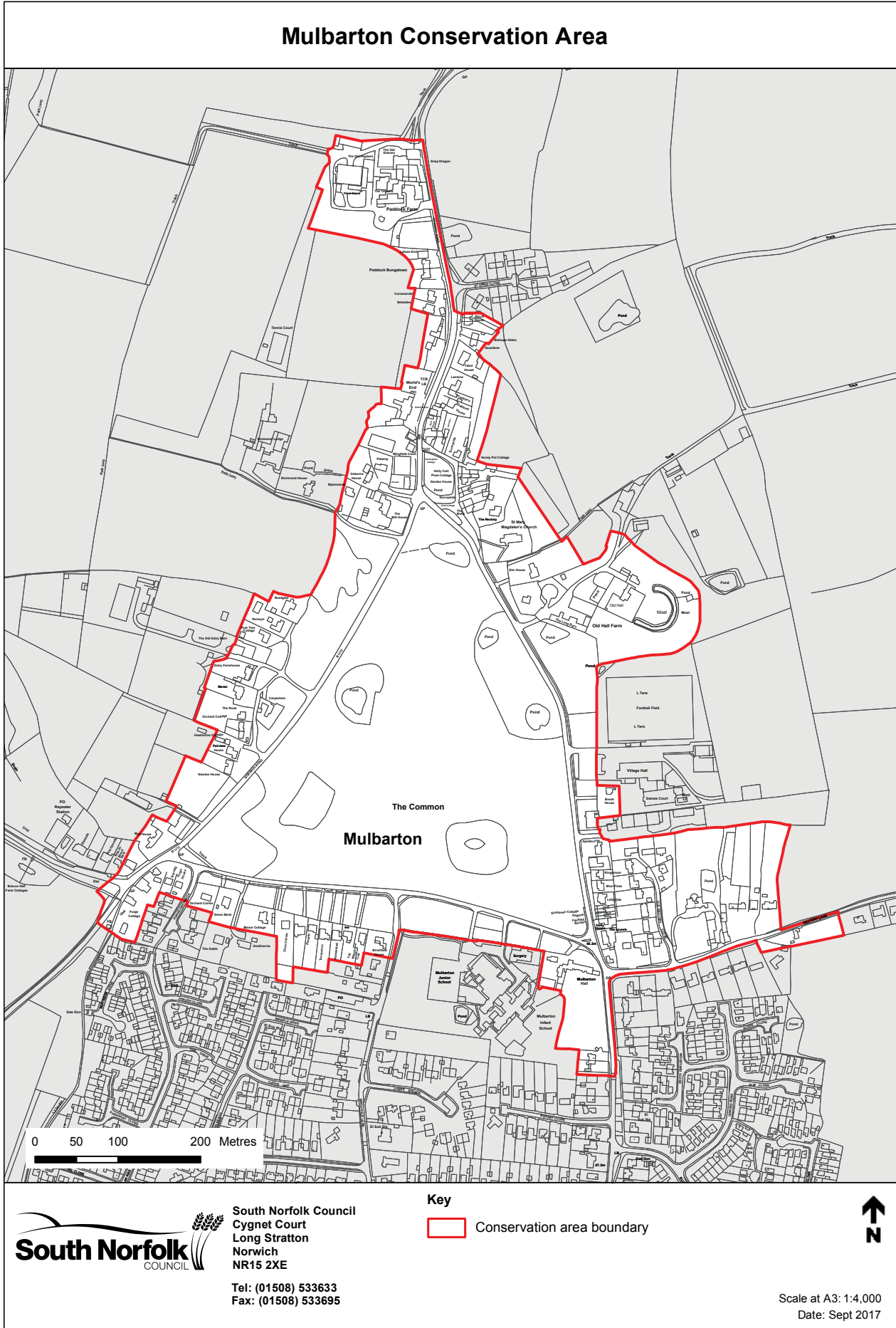
An informal 'walkabout' of the area was organised with local residents and councillors on 14 December 2016. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1st July 2017 to 14th August 2017 (having been extended by two weeks.)

This included:

- A public exhibition held in village hall on the evening of Monday 7 August from 4pm to 6pm, with an officer in attendance to answer any queries.
- Advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council's website and at the reception desk.
- Emailing Ward Councillors, County Councillors, the Parish Council, Norfolk County Council Historic Environment Service and Historic England.
- A presentation made to the Parish Council on 7 August.
- Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being included in the conservation area.

As a result of the consultation some additional historical information was included in the appraisal and some minor changes and corrections were made to the text. The boundary line was slightly amended to include the extended garden of Church View.

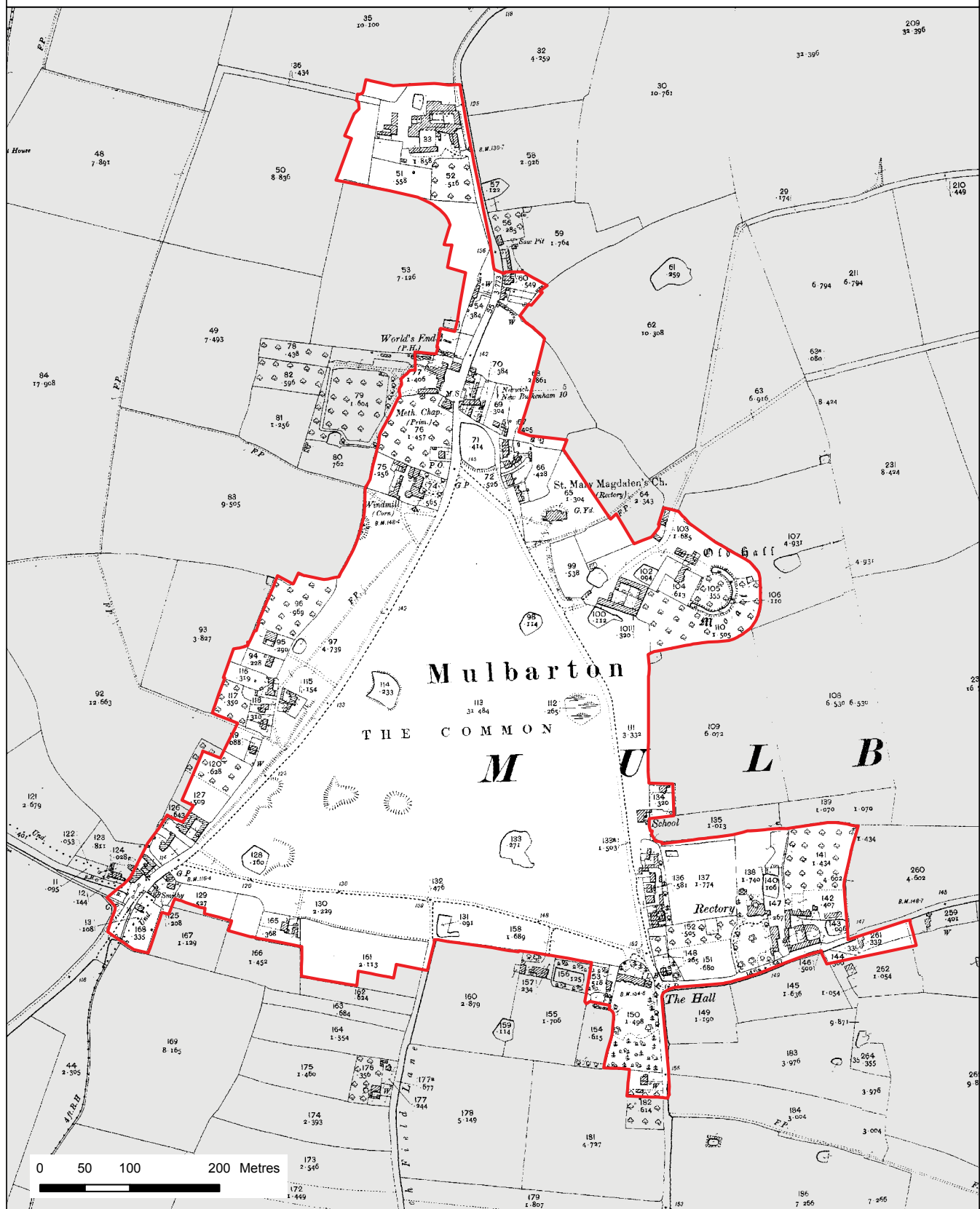
Boundary Map



Appendix 4

Historic Map

Mulbarton Conservation Area, Historic Map 1906 - 1914



South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

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

Key

Conservation area boundary

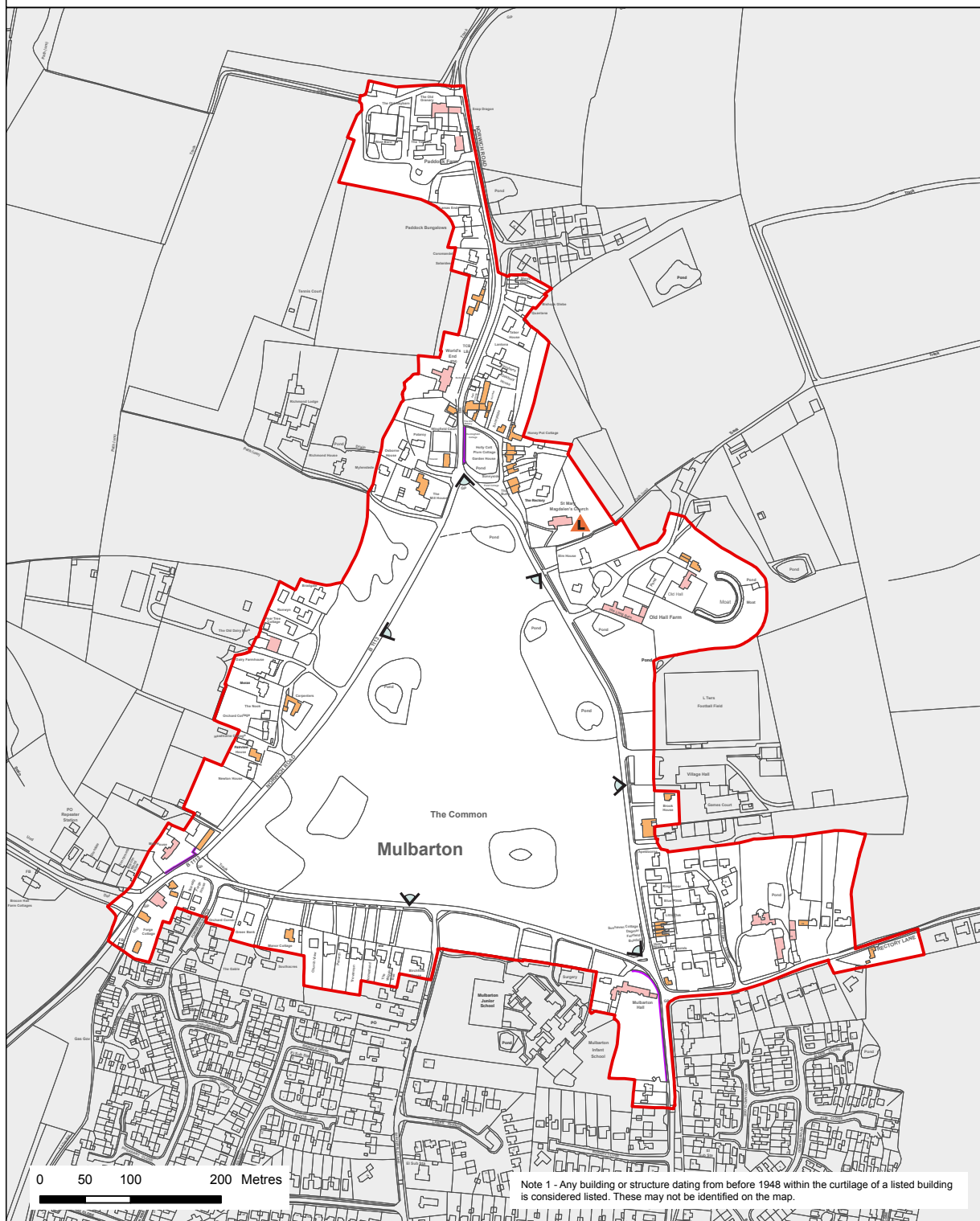


Scale at A3: 1:4,000
Date: Feb 2017

Appendix 5

Streetscape

Mulbarton Conservation Area - Streetscape



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

Key

- Conservation area boundary
- Listed Buildings (see Note 1 above)
- Unlisted buildings of townscape significance

- ▲ Landmark building
- Significant walls/railings
- ▶ Key Views



Scale at A3: 1:4,000
Date: Feb 2017

© Crown copyright and database rights 2017 to date Ordnance Survey Licence no 100019483

Appendix 6

Natural Character



© Crown copyright and database rights 2017 to date Ordnance Survey Licence no 100019483