

# Regulation and Planning Policy Committee

## Agenda

### Members of the Regulation and Planning Policy Committee:

Cllr F Ellis (Chairman)  
Cllr J Halls  
Cllr W Kemp  
Cllr J Savage  
Cllr V Thomson

Cllr B Duffin (Vice Chairman)  
Cllr P Hardy  
Cllr S Nuri-Nixon  
Cllr T Spruce

### Date & Time:

Monday 7 November 2022  
10.30am

### Place:

Council Chamber, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

### Contact:

Jessica Hammond tel (01508) 505298  
Email: [committee.snc@southnorfolkandbroadland.gov.uk](mailto:committee.snc@southnorfolkandbroadland.gov.uk)  
Website: [www.southnorfolkandbroadland.gov.uk](http://www.southnorfolkandbroadland.gov.uk)

### PUBLIC ATTENDANCE:

If a member of the public would like to speak on an agenda item, please email your request to [committee.snc@southnorfolkandbroadland.gov.uk](mailto:committee.snc@southnorfolkandbroadland.gov.uk), no later than 5.00pm on Wednesday 2 November 2022.

### Large print version can be made available

If you have any special requirements in order to attend this meeting, please let us know in advance.

# AGENDA

1. **To report apologies for absence and to identify substitute members;**
2. **Any items of business which the Chairman decides should be considered as a matter of urgency pursuant to section 100B(4)(b) of the Local Government Act, 1972.** Urgent business may only be taken if, “by reason of special circumstances” (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency;
3. **To receive Declarations of Interest from Members;**  
(Please see guidance form and flow chart attached – page 3)
4. **Minutes of the meeting of the Regulation and Planning Policy Committee held on Friday 23 September 2022;**  
(attached – page 5)
5. **Adoption of Conservation Area Appraisals and Boundary Amendments for Bergh Apton, Ditchingham and Kimberley Conservation Areas;**  
(report attached – page 8)

## DECLARATIONS OF INTEREST AT MEETINGS

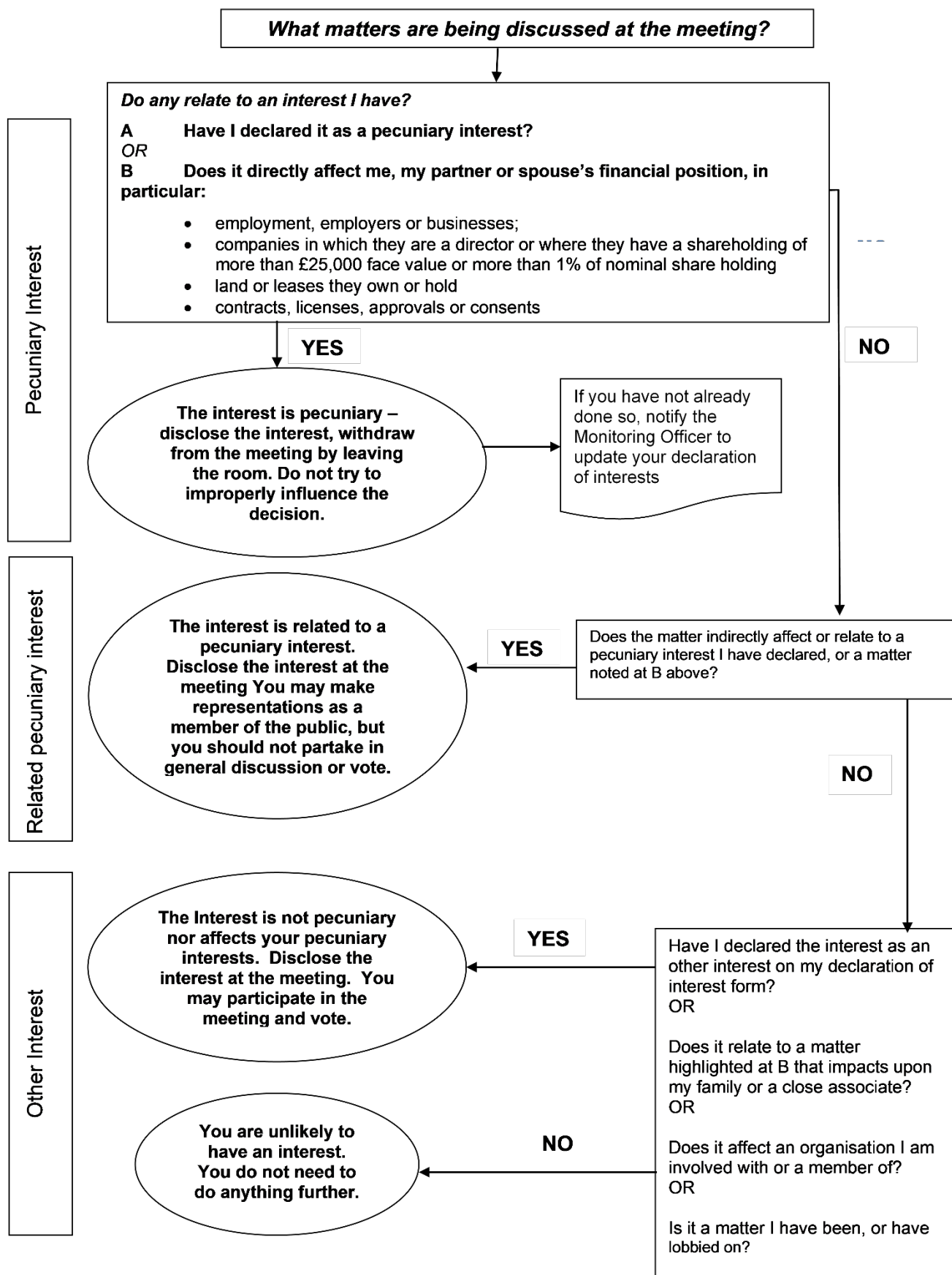
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

<p>Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> <li>1. affect yours, or your spouse / partner's financial position?</li> <li>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</li> <li>3. Relate to a contract you, or your spouse / partner have with the Council</li> <li>4. Affect land you or your spouse / partner own</li> <li>5. Affect a company that you or your partner own, or have a shareholding in</li> </ol> <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but you should not partake in general discussion or vote.</p>
<p>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</p>
<p>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</p>

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.**

**PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE**

**DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF**





**Agenda Item: 4**

## **REGULATION AND PLANNING POLICY COMMITTEE**

**Minutes of a meeting of the Regulation and Planning Policy Committee of South Norfolk District Council held on Friday 23 September 2022 at 10am.**

**Committee Members Present:** Councillors: B Duffin (Vice-Chairman, in the chair), P Hardy and W Kemp

**Apologies for Absence:** Councillors: F Ellis, J Halls, S Nuri-Nixon, J Savage, T Spruce and V Thomson

**Substitute Members:** Councillors: F Curson (for J Savage), T Holden (for T Spruce) and N Legg (for F Ellis)

**Officers in Attendance:** The Place Shaping Manager (P Harris) and the Democratic Services Manager (C White)

### **104 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs F Ellis (substitute Cllr Legg), J Halls, S Nuri-Nixon, J Savage (substitute Cllr F Curson), T Spruce (substitute Cllr T Holden) and V Thomson.

### **105 DECLARATIONS OF INTEREST**

No declarations of interest were made.

### **106 MINUTES**

The minutes of the meeting of the Regulation and Planning Policy Committee held on Tuesday 21 June 2022 were confirmed as a correct record.

### **107 UPDATE OF THE SOUTH NORFOLK LOCAL DEVELOPMENT SCHEME**

Members considered the report of the Place Shaping Manager, which outlined the amendments to the timetable for the production and adoption of the Greater Norwich Local Plan, South Norfolk Village Clusters Housing

Allocations Plan (VCHAP) and the East Norwich Masterplan Supplementary Planning Document (SPD).

The Place Shaping Manager presented his report, reminding members that it was a statutory requirement for the Council to publish an up-to-date Local Development Scheme for South Norfolk.

Members' attention was drawn to paragraphs 3.1 to 3.3 of the report which outlined the reasons for the required changes to the timetable.

The Place Shaping Manager explained that delays to the VCHAP had been due to ongoing challenges in completing some of the technical work, which was compounded by current vacancies within the Place Shaping team. Members noted that some staff from the One Team had been seconded to work with colleagues from Norwich City Council to work on the GNLP, and that the release of this resource had been delayed due to the ongoing examination.

In response to a query, the Place Shaping Manager informed members that the Council had consulted on a draft VCHAP in early 2021, which had set out a list of preferred sites, and a series of shortlisted sites. The consultation had resulted in a lot of feedback and officers expected the final selection to differ from what had been presented at the draft stage. It was now expected that the VCHAP would be published during November, December or January 2022/23, submitted for independent examination in June/July 2023 and adopted in early 2024.

Referring to the GNLP, the Place Shaping Manager explained that the examination was still in progress, and that the key outstanding matters related to the impact of Nutrient Neutrality and the provision of Gypsy and Traveller sites.

With regard to the East Norwich Masterplan, members noted that although this had been identified for consultation in early 2023, it was possible that this might slip to after the elections in May.

In response to queries regarding Nutrient Neutrality and suggestions that the Government might be relaxing the rules, the Place Shaping Manager responded that it was difficult to assess whether this would speed up the GNLP process, without knowing any further details. He added that immediate change was required to make any significant impact at this stage.

Regarding queries relating to the vacancies in the team, the Place Shaping Manager explained that consultants had been employed to complete bespoke pieces of work, however, more permanent solutions were now required, so that the team was better placed to present evidence at an examination, with a full sense of the work and timeline involved.

It was

**RESOLVED**

To recommend that Cabinet recommends to Council that it approves the proposed amendments to the current Local Development Scheme.

(The meeting concluded at 10.16 am)

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Chairman

## **Adoption of Conservation Area Appraisals and Boundary Amendments for Bergh Apton, Ditchingham and Kimberley Conservation Areas**

**Report Author(s):** Chris Bennett  
Senior Heritage and Design Officer  
01508 533828  
chris.bennett@southnorfolkandbroadland.gov.uk

**Portfolio:** Stronger Economy

**Ward(s) Affected:** Brooke  
Ditchingham and Earsham  
North Wymondham

### **Recommendations:**

1. Regulation and Planning Policy Committee recommends to Cabinet and Full Council the approval and adoption of the proposed changes to the boundary of Kimberley Conservation Area.
2. Regulation and Planning Policy Committee recommends to Cabinet and Full Council the approval and adoption of the conservation area appraisals and conservation management guidelines for the conservation areas of Bergh Apton, Ditchingham and Kimberley Conservation Areas.

## **1.0 Introduction**

- 1.1 This report recommends the amended conservation area boundaries for Kimberley Conservation Area and the adoption of the conservation area appraisals and management guidelines for Bergh Apton, Ditchingham and Kimberley Conservation Areas
- 1.2 This report will go to Regulation and Planning Policy Committee, followed by Cabinet and then Full Council.

## **2.0 Background**

- 2.1 Under the section 69 of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required from time to time to determine which part of their areas are of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as conservation areas. Under Section 71 of the Act the authority is also required to formulate and publish proposals for their preservation and enhancement.
- 2.2 The council currently has 52 conservation areas. The current programme of conservation area appraisals being undertaken is the first comprehensive review of the conservation areas since their original designations, in some cases dating back to the mid-1970s. During this period development has led to a change in the character and appearance of the conservation areas and there has also been a change in opinion as to what heritage may be considered worthy of preservation.
- 2.3 The rolling programme of reviewing conservation areas has given priority to those areas where the character and appearance is considered to be at greatest threat from change. The appraisals previously adopted are: Burston (2021), Brockdish (2018) Bramerton (1975) Diss (2012), Forncett (2021), Gissing (2021), Trowse with Newton (2012) Wymondham (2012) Long Stratton (2013) Stoke Holy Cross (2013) Cringleford (2014) Harleston (2016) Hingham (2016) Loddon & Chedgrave (2016) Bawburgh (2017) Dickleburgh (2017) Hempnall (2017) Mulbarton (2017) Saxlingham Green (2018) Saxlingham Nethergate (2018) Scole (2018) Shotesham

(2018), Fritton (2019), Pulham Market (2019), Pulham St. Mary (2019), Seething (2019), Starston (2019), Thorpe Abbots (2021), Wacton (2019), Winfarthing (2021) and Wramplingham (2021). In addition, appraisals prepared by the Broads Authority and adopted include Ditchingham Dam (2013), Ellingham (2013), Geldeston (2013) and Langley Abbey (2014).

- 2.4 The appraisals have been carried following guidance in the Historic England Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 v 3.0 Feb 2019.

### **3.0 Current position and issues**

- 3.1 The conservation area boundaries have not been amended for these conservation areas since the original designations in 1994. In order to be effective in assisting in making planning determinations and making informed decisions it is important that the conservation area boundary and the appraisals content is up-to-date.
- 3.2 The appraisals assess the character and appearance of the conservation area and recommend either extending or removing peripheral areas by changing the boundary line depending on whether the areas make a positive, negative or neutral contribution to the conservation area. Conservation management guidelines are included which set out proposals as to how the conservation areas can be managed and further enhanced.

### **4.0 Proposals**

- 4.1 The proposed boundary changes reflect that the conservation areas have changed in character and appearance over time, and that in some cases curtilages have changed.
- 4.2 The maps at Appendix A shows the proposed conservation area boundary change to part of the Kimberley conservation area and Appendix B shows the new boundary. The boundaries to Bergh Apton and Ditchingham Conservation Areas remain unchanged. A full consultation response is contained at appendix C,

however the main changes proposed and altered following consultation are as follows:

### **Bergh Apton**

No boundary changes were proposed or are being made. Some minor factual corrections were made to the appraisal following feedback.

### **Ditchingham**

No boundary changes were proposed or are being made. Changes were made to the conservation area management guidelines with regard to advising that uPVC windows can be installed as long as styles matched existing (this has been the agreed position since listing.) Also, some changes to the sections on parking with regard to the potential for some on plot parking as long as sections of hedgerows are retained. The Parish Council wished the document to be more specific with an action plan particularly how modern needs will be dealt with and enforcement. At this stage the appraisal needs to identify significance and raise issues or potential for enhancement, however the appraisal needs to be 'future proof' and therefore changes need to be assessed on a case by case basis referring to the appraisals in terms of the significance of the heritage assets. Conservation Management section suggest enhancements (which can be carried out partly through the action of home owners) rather than stipulating enhancement.

### **Kimberley**

There were no objections to the proposed boundary changes to The Green area. Some minor alterations to the text with regard to correct labelling of photographs and removing the recommendation to remove a fence for a hedge due to traffic safety implications. Suggestion made in the conservation management guidelines to support highway safety improvements to B1108 which runs through the village between the green and the station.

- 4.3 The consultation period ran from 1<sup>st</sup> to 31<sup>st</sup> July and extended to 2<sup>nd</sup> September for Bergh Apton due to the later parish meeting. Consultation on the Bergh Apton and Ditchingham appraisals included attendance at parish council meetings with residents invited to attend prior to the meeting with an exhibition and an opportunity to discuss with an officer. These took place on 31 August for Bergh Apton and 18

July for Ditchingham. In the case of Kimberley a separate exhibition/meeting was held on 21<sup>st</sup> July and a parish council meeting attended at an earlier date. The process, comments and responses are summarised in Appendix C.

- 4.4 Appendix D contains the final conservation area appraisals. The recommendation is to adopt the appraisals with amendments as advised following consultation as an evidence base in support of the Local Plan and Joint Core Strategy. Planning inspectors have accepted appraisals as material considerations of considerable weight in appeals whether or not they have been adopted as supplementary Planning Document (SPD), so it is not necessary to adopt as (SPD). The appraisals also contain Conservation management guidelines that will be agreed in principle once the appraisals have been adopted.

## **5.0 Risks and implications arising**

- 5.1 Inclusion in the conservation area will result in the following changes to those properties to be included:

- Any submission for planning permission will be considered with regard to preserving and enhancing the character and appearance of the conservation area.
- Planning permission will be needed to demolish buildings and other structures such as front garden walls (if over 1m in height)
- Alterations affecting external appearance, particularly to the front elevation are likely to require planning permission e.g. dormer windows and satellite dishes
- Six weeks notice is required to be given to the council prior to undertaking any works to trees.

- 5.2 It is important to note that the setting of the conservation area is a material consideration. Any development outside the conservation area but still deemed to affect the setting will be considered on its relative merits on that basis.

- 5.3 The character assessment in the appraisals will provide improved background information on defining the character and appearance of the conservation areas,



and this in turn will lead to an improvement in design and access statements and assist in decision making when determining planning applications.

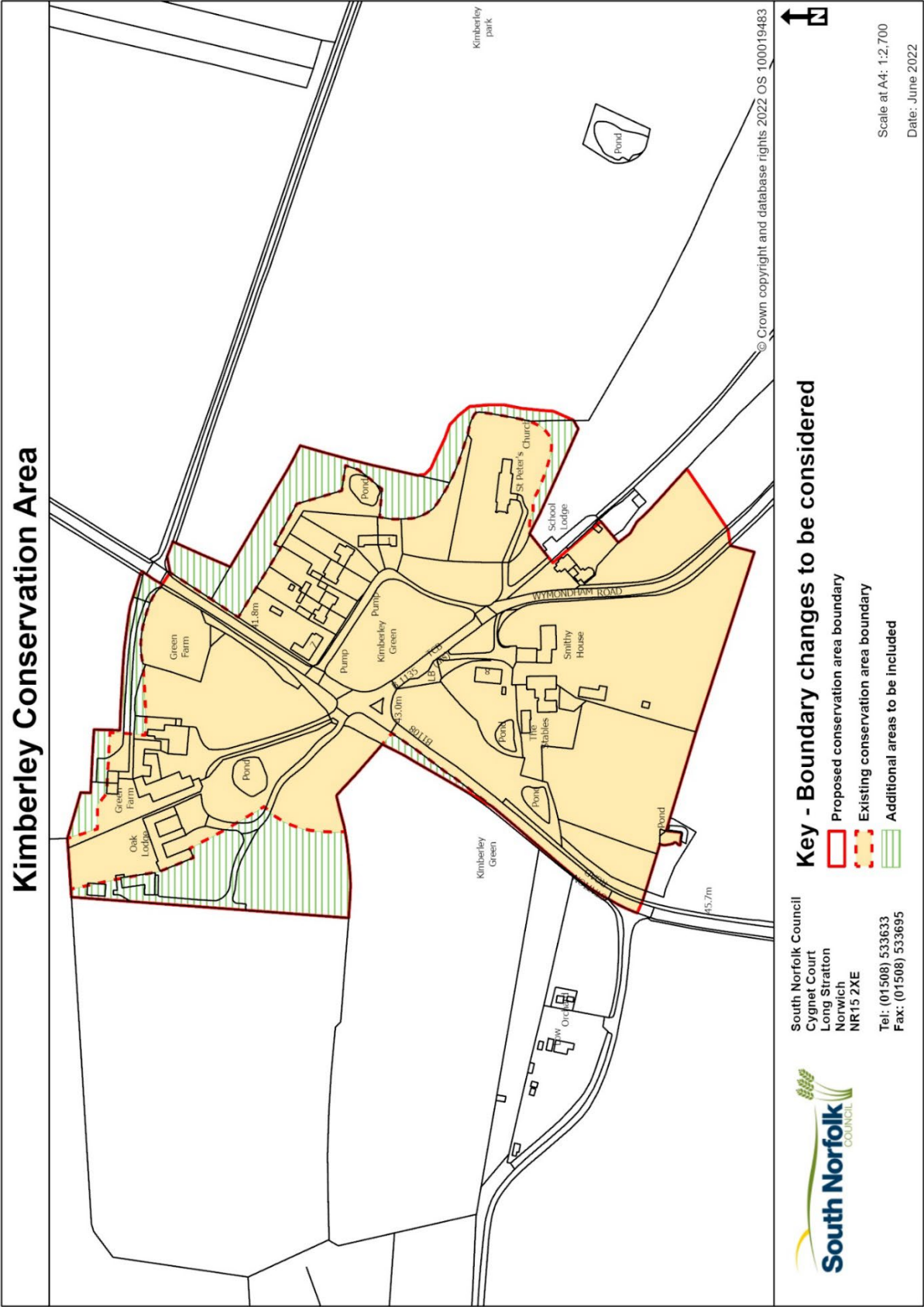
- 5.4 The conservation management guidelines are written to support and develop good practice in managing and enhancing the conservation areas.

## **6.0 Recommendations**

- 6.1 Regulation and Planning Policy Committee recommends to Cabinet and Full Council the approval and adoption of the proposed changes to the boundary of the Kimberley Conservation Area.
- 6.2 Regulation and Planning Policy Committee recommends to Cabinet and Full Council the approval and adoption of the conservation area appraisals and conservation management guidelines for the conservation areas of Bergh Apton, Ditchingham and Kimberley Conservation Areas.

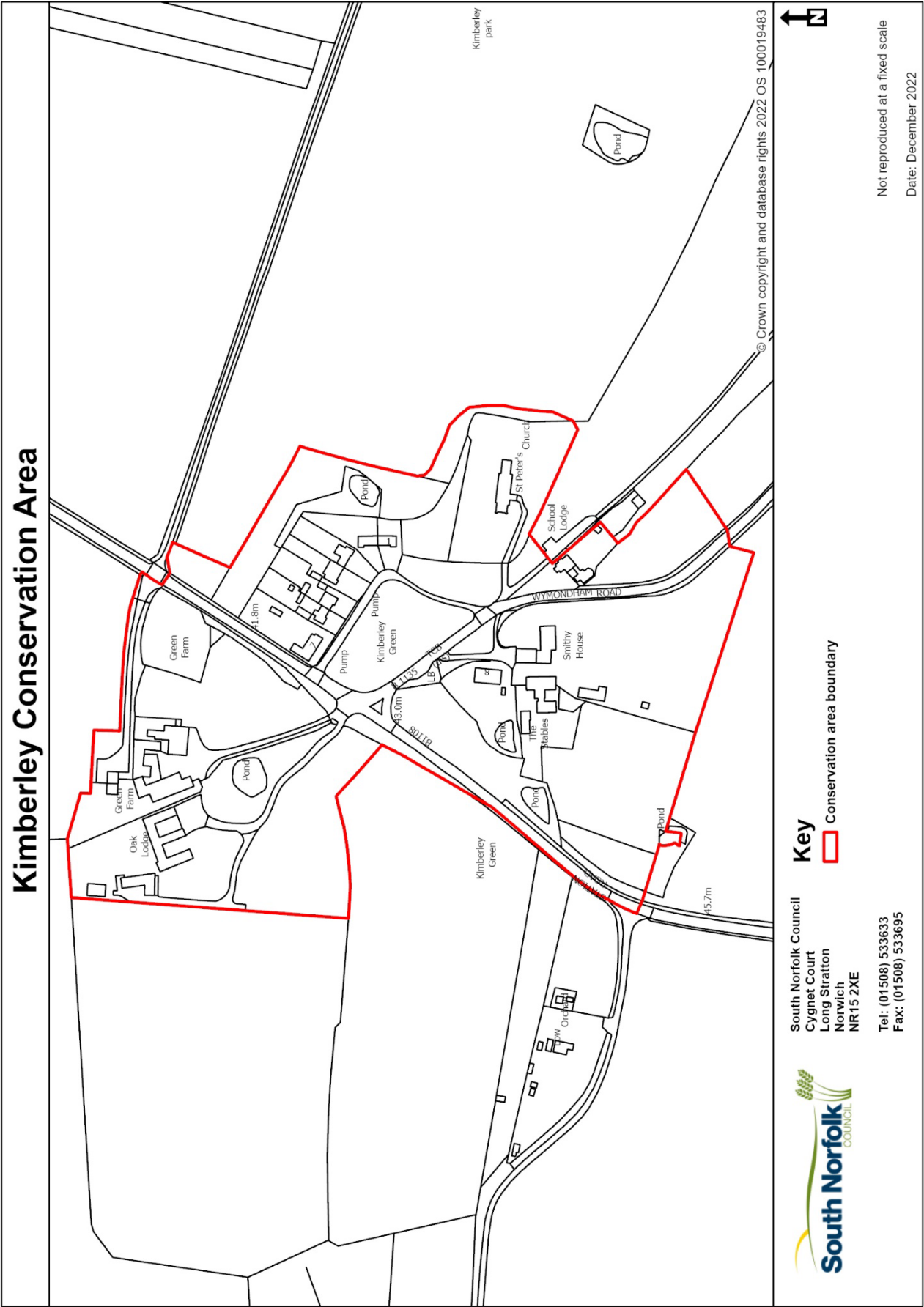
Appendix A

Map showing proposed Boundary Changes to Kimberley (The Green) Conservation Area



Appendix B

Map showing proposed new boundary to Kimberley CA (The Green)



## Appendix C

### Consultation responses

#### Consultation process

Informal 'walkabouts' of the conservation areas took place as part of the process of reviewing the existing boundaries and proposing any boundary changes. This was formed of small groups of local councillors (district and parish). Although a walkabout was offered for Bergh Apton one did not take place due to the size, nature and lack of change (or potential for change) in the area.

The statutory consultation on the prepared appraisal drafts, which included recommended boundary changes and conservation management guidelines, took place from July 1<sup>st</sup> to July 31<sup>st</sup>, and extended for Bergh Apton to the 2<sup>nd</sup> September to include the parish council meeting and pre-officer exhibition/meeting on 31<sup>st</sup> August. The parish meeting and pre-meeting officer exhibition/meeting on 18<sup>th</sup> July at Ditchingham. The following process took place:

- Residents directly affected by the proposed boundary changes were contacted by letter.
- Emails were sent to Ward Councillors, County Councillors and the Parish Councils.
- Adverts were placed at local information points such as village noticeboards.
- The appraisals were available to view on the council's website.
- Presentations were made to each Parish Council with public meetings held before the council meeting for officer questions, or in the case of Kimberley on 21<sup>st</sup> July.

### Comments received and responses:

#### Bergh Apton:

Comment	Response
Watermeadows should not be included in the section relating to Sunnyside when the address is Bussey Bridge	Visually the property has a closer connection to Sunnyside rather than Bussey Bridge so this has not been altered.
Photo of brick bungalow should be excluded because it shows car reg plates.	The photo has been kept in with the car number plates 'painted' over.
Why has the woodland area south of the river has not been included in the conservation area.	The area provides a backdrop to the conservation area but is detached from it. It is also agricultural land. The area is part of the setting of the conservation but is considered not to warrant inclusion.

## Ditchingham:

Comment	Response
Although supportive of preserving the green, it is being damaged by vehicles because the roads are not wide enough for modern vehicles. I would therefore support some limited widening.	Noted. This is included in the conservation management guidelines.
I would be in favour of using garage areas for electric vehicle charging.	Noted. This is included in the Conservation Management Guidelines.
Would like to see street lighting replaced with more in keeping 1940s street lights	Street lights are likely replaced with modern energy efficient lighting columns. Bespoke lighting styles are unlikely to be approved by the lighting providers.
Supportive of the council taking steps to ensure that residents maintain the character of the area when making alterations to their property.	Noted. Any unauthorised works are reported to the enforcement team to investigate. Solutions are usually sort to agree sympathetic alterations.
Energy efficiency should be taken into account when making alterations such as replacing windows – double glazed units and modern materials should be allowed	Noted. Text has been amended as uPVC has been accepted in the past however window styles should copy the original style as closely as possible (such as size of panes etc)
Consultation should have been posted through each door.	The consultation process of advertising rather than posting letters was established for larger conservation areas in the district and for consistency in consultations this has remained unchanged. Any resident however who is directly affected by boundary changes would be consulted directly however no boundary changes were proposed in Ditchingham.
Does not want hedges on Windmill Green removed. Would prefer to these those removed reinstated.	Noted. Unfortunately, there is no planning control over removal of hedgerows. However, if on plot parking is desired (for electric charging for example) subject to the proposals put forward a significant part of the hedgerow should be preserved. This has been updated/reworded in the conservation and management guidelines.
It would be good to see measures to design new guttering for nest sites for common swifts and house sparrows.	Noted. However, the appraisals are heritage based documents it would not be appropriate to contain policies for wildlife/biodiversity management/enhancement

Not sufficient information on implementation. Audience for guide not clear. Not enough info on obligations for owners or protection of spaces, enforcement and how conflicts could be resolved.	Noted. The appraisal is a guide and reference document to work with other documents such as national guides on owning a listed building. It needs to be 'future proofed' so outlines significance of the assets and conservation management recommendations, however planning applications and enforcement will need to be decided on a case by case and in line with local and national planning policies at the time. Enhancement can only be carried out if funds are available to carry out that work, however some enhancement can be carried out by owners if they wish. Enforcement needs to be done on a case by case basis depending on the infringement and degree of harm.
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### Kimberley:

Comment	Response
Car travel at high speeds along B1108 and the main road is dangerous for pedestrians and a footpath should be provided.	This is not a heritage issue so subject to highways. However, a conservation management point has been included as speeding traffic and lack of footpath can be considered harmful in terms of experiencing the conservation area as a heritage asset and its rural setting and context.
The appraisal states that a hedge should be reinstated to the rear of no 7 where a fence has been erected – the fence improves visibility, and the hedge would be dangerous	Noted – the mention of replacing the fence with a hedge has been omitted.
A laurel hedge has been planted which is not indigenous	Noted. Although native species can encourage biodiversity in this case this is not a heritage issue.
Can a link be provided to design guides	It is the intention to revise design guides/codes for the district and these will also be available on the website.

## Appendix D

Copies of the updated appraisals to go to Cabinet and Council for approval.





# Bergh Apton

## Conservation Area Character Appraisal and Management Guidelines

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December 2022





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# Introduction



54 & 55 Bussey Bridge Road

Bergh Apton lies five and a half miles to the south west of Norwich and to the south of the A146 Norwich to Lowestoft road. It is one of a series of parishes located within the triangle of land formed by the A146 and the A140 (Norwich to Ipswich) roads as they radiate out from the city centre. This matrix of parishes is based primarily on agriculture with village, hamlet and farmsteads dotted around the gently rolling countryside

Bergh Apton is best described as a parish of "dispersed" settlement that has no really strong village "core" in the physical sense. It is criss-crossed by a series of minor roads (all named), bridle paths and foot paths reflecting previous settlement and which continue to connect the scattered farms, houses and cottages.

Under the terms of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a Conservation Area. The 1990 Act also requires local authorities to prepare management guidance and proposals for conservation areas. The Bergh Apton Conservation Area was originally designated in 1994. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance

## Key Characteristics

- Strong natural character
- Buildings concentrated east and west sides
- Dense woodland
- River meadows
- Hidden self-contained valley
- Former estate land

# Historical Development

The modern parish of Bergh Apton is some five miles to the south west of Norwich and represents a culmination of a settlement pattern which began in pre-Roman times.

The history of the settlement has essentially been one of a dispersed village community based around agriculture and typified by scattered farmsteads, larger halls and manor houses, small hamlets and isolated cottage clusters.

The word "Bergh" comes from the old English term "Beorg", meaning hill or mound but the origin of "Apton" is less clear.

Bergh Apton was originally two separate settlements. "Bergh" lay to the south of the parish and stretched northwards to the current parish church of St. Peter and St. Paul. Apton occupied the northern part of the parish and contained its own parish church (St. Martins), of which nothing remains today. Its close proximity to Alington and the fact that the latter has no parish church lends weight to the argument that Apton and Alington were possibly one village.

The place name definition does, however, give a clue for the reason behind the settlement. It was once based on good defensive high ground which enabled the fertile soil of the area, including the slopes down to the River Chet valley, to be cultivated. Its soils have sustained cultivation from pre-Roman times.

Evidence of Roman settlement has been found and the parish is not too far from the important Roman town site of Caister St. Edmund, which lies approximately four and a half miles to the north west.

In the 1970s a significant Saxon burial ground was found to the west of the current parish church whilst it was being quarried for gravel, providing evidence of an important Anglo-Saxon settlement.

At the time of the Domesday Survey the area was divided into two separate parishes, Apton being held by the Diocese of Ely. The post-Conquest period witnessed the emergence of the settlement pattern based on the feudal manorial system dominated by village, hamlet and farmstead communities and a complex market economy related to agriculture. In Bergh Apton's case the settlement appeared to consist of a loose scattering of manors and farmsteads, presumably with associated clusters of cottages and hovels which may have formed village "cores".

At some stage, possibly as a result of a major upheaval such as the black death in the mid fourteenth century, a major change took place to the settlement pattern. It was at this time that the two villages seemed to have merged (Apton church was downgraded to a chapel in 1350) and the stage was set for the development of the parish as it is today.

Bergh Apton reflected the changes in agriculture during the post-medieval period with the enclosure system of land division. For a large part of this period up until the early 20<sup>th</sup> century the majority of the land was under the ownership of two separate families: the *Dennys* at the Manor and the *Cookes* of Washingford. They both controlled the development of land and those who worked on it. After this period land has been gradually parcelled off with more modern large scale farming methods taking over resulting in the loss of the previous field and hedgerow system.

# Character Assessment

## Bergh Apton and its setting



River meadows viewed from the significant tree along Sunnyside

The parish occupies the southern slopes of the River Chet valley, the river itself flowing towards Loddon, before its confluence with the River Yare near Reedham. It is in this area that the conservation area is located.

In general terms the landscape is dominated by the large modern field system which typifies current agricultural practice. A sense of enclosure and intimacy is only provided near the clusters of dwellings and most dramatically within the conservation area located within the River Chet valley.

There are significant woodland areas in the parish and these tend to largely be a remnant of the great estates and the great "replanting" which took place in the eighteenth and nineteenth centuries. Within the conservation area, the north slope of the valley is mostly woodland. A much larger area of woodland can be seen just beyond the south boundary of the conservation area across the river.

The parish contains 17 listed buildings, generally manor houses, cottages and barns. The one exception is the parish church of St. Peter and St. Paul which stands in splendid isolation to the south overlooking the surrounding farmland and the Chet valley.

## Conservation Area Boundary

The conservation area lies to the south east side of the parish occupying the north slope of the River Chet valley. The north boundary follows the "hard edge" line between the open field system and the softer enclosed landscape provided by woods and hedges. To the east the boundary follows the line of the minor road "Bungay Lane" and is again on the line of the hard edge between wood and open fields. To the south the boundary follows the line of the River Chet which meanders eastwards towards Loddon and to the west it follows the line through woodland which was once part of the Canterbury Estate.

## Street Patterns and Historic grain

The conservation area is probably best described as being centred around the bottom half of a 'U' shaped road pattern that extends southward from the Loddon Road. The eastern part is centred around Bungay Lane with the southern and western parts centred around Sunnyside, which runs more or less parallel with the river until it turns up the hill towards the Loddon Road. This road pattern reflects the historical development of the area, the western leg of the U being formed in Victorian times as part of the development of the Brooke House Estate around Holly Lodge.

In the south east corner, where Bungay Lane meets Sunnyside, is a small hamlet based around a bridge over the River Chet, known as Bussey Bridge and a farm (Bussey Bridge farm). This bridge forms the south-east boundary of the conservation area. The road across it continues north up the valley slope towards the parish of Seething.



## Perambulation



Cherry Tree Cottage



Watermeadows

Buildings in the conservation area are generally no more than two storeys high and apart from Holly Lodge, are of modest domestic proportions. Most date from the early 19<sup>th</sup> century or the Victorian era and were part of the Brooke House Estate, also known as the Canterbury Estate. After the mid-19<sup>th</sup> century estate land was gradually parcelled-off with most properties being in individual ownership. Despite this change there remains very little in the way of modern 20<sup>th</sup> century additions to the conservation area.

Archaeology would inevitably show that older buildings once existed in the area. When Bussey Bridge Farm burnt down some years ago evidence of Elizabethan footings were apparently found, indicating earlier settlement.

In terms of its buildings, the conservation area is essentially divided into three separate areas; the Sunnyside hamlet to the west side, Bussey Bridge hamlet to the east side, between which is a large area of woodland and open meadow containing three dwellings – The Stables, Watermeadows and Cherry Tree Cottage.

There are the only two listed buildings in the conservation area. These date from around the early 19<sup>th</sup> century; the first is to the east, a thatched "Gothic" cottage comprising 54 & 55 Bussey Bridge Road (May Cottage & Bluebell Cottage) and the other to the west, a superb example of a "Cottage Orneé," Lodge Cottage.



New bungalow at the junction of Bussey Bridge and Bungay Lane + Boulton & Paul agricultural shed



Entrance to May Cottage (No.54)



Although there are only two listed buildings in the conservation area, most of the buildings make a positive contribution in their own way to the character of the area.

Three dwellings, Holly Hill, Cherry Tree Cottage and Bluebell Cottage (55 Bussey Bridge Road) have all been substantially extended since the last conservation area review and all are generally sympathetic to the original building. Bussey Bridge Farm Bungalow is the only newly built dwelling in the conservation area.

## Bussey Bridge

The bridge over the river to the south marks the start of the conservation area, from which there are attractive views of the river and landscape. Moving northeastward along Bungay Lane from the junction there is a group of farm buildings, part of Bussey Bridge Farm, that dominate views. One of these buildings fronts the road junction with Sunnyside and the next to it is a relatively new red brick bungalow. This has been built since the last review of the conservation area. Although clearly a modern addition, its modest proportions, brick and pantiles finishes provide an appearance that is generally in keeping with the historic character of the conservation area, although its position so close to a large agricultural building does make it sit rather awkwardly in the street scene.

Opposite the bungalow is Jays Cottage, also part of the “Bussey Bridge” hamlet and formerly a pair of Victorian cottages, possibly clay lump. The building has a clay pantile roof over painted rendered walls and has a large extension to the rear. Its plastic windows are not so in keeping with its traditional character and are quite noticeable with the building being so close to the road, although the overall the building makes a positive contribution to the character of the conservation area.

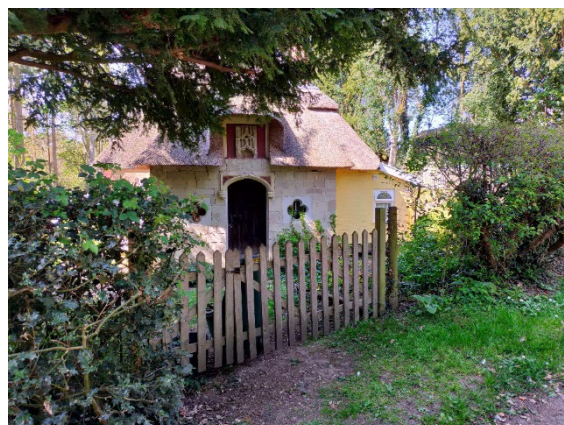
## Sunnyside

Along Sunnyside there are three noticeably larger Victorian buildings; Penny Hill, Watermeadows and Lodge Cottage. The last of these continues the "Cottage Orneé" style previously mentioned, which also dictates the style of Cherry Tree cottage, built in the twentieth century, which sits up the on the north slope of the valley. This has a clay pantile roof, which has replaced the original thatched roof, with projecting front gable of brick with timber noggins. It has been substantially extended to the rear, generally sympathetically. There is an attractive small well structure with thatched roof close to the front boundary with the road.

Watermeadows dates from the mid-eighteenth century and has a plain tile roof with gable dormers. Its decorative bargeboards are an original detail and add much to its character. They are a less characteristic detail of the area and may well have been made by the estate carpenter, for whom it is believed the house was originally built. The building has since been much extended and altered but all in a sympathetic manner, including the garage and outbuildings.



Garage Building at Water Meadows



Lodge Cottage





Victorian estate cottages, Sunnyside



Victorian estate cottages with significant tree to the left side

Where Sunnyside turns northward up the hill, there is a range of Victorian cottages, presumed built for estate workers. There is a stone date plaque 1889 on the western range marking when it was purchased by William Ford Thursby, a parish rector, for occupation by the village poor. There are modern extensions to the rear and most have unsympathetic modern windows and doors.

Opposite the group of Victorian cottages is Holly Hill, built as gamekeepers cottage in Cottage Orneé style. This has a thatched roof with timber loggia posts and is two storey with central brick stack and leaded lights in timber frames. The building has been substantially extended in recent years at its east side. There is an attractive garden area that slopes southwards towards the river.

Further up the hill on the right hand side of the road are two more semi-detached Victorian cottages and then Penny Hill, a Victorian House double fronted with slate roof over gault brickwork to the front and sides, with red brickwork to rear. It has a decorative timber dentilled eaves to the front, wooden sash windows and attractive projecting timber porch to the side with lead canopy. At the rear is a projecting garden bay. Beyond this moving northward is "Holly Lodge" and its former Coach House mark the north boundary of the conservation area. These buildings are largely screened by trees in views from the road. Holly Lodge is a large Victorian Hall residence, originally part of the Brooke Estate. It has a slate roof with lead hips and ridge, over gault brick walls and red brick outbuildings.

Opposite "Holly Lodge" is "Green Shutters", a detached Victorian Cottage of some townscape value despite later 20<sup>th</sup> century alterations.



Penny Hill



Green Shutters

## **Building Materials**

### **Roofs**

Thatch is found on three buildings, two of which are listed. The Victorian cottages are roofed predominantly in blue/black glazed pantiles. The two larger buildings, Holly Lodge and Penny Hill are roofed in natural slate, the former with lead hips and ridge reflecting their status and the fashion for using imported materials for such buildings in the Victorian era.

Red clay pantiles are found on the converted stable buildings being converted on the flat land of the valley and garage buildings inserted into the area over recent years.

Plain clay tiles are can be seen on Watermeadows, a mid Victorian cottage range.

### **Walls/boundaries**

The Victorian cottages are generally in red clay brickwork, although some are painted. The cottages at Bussey Bridge are painted render. Listed building, "The Lodge", a fine example of the "Cottage Orneé", has some coursed limestone blocks into which has been fixed some much earlier ecclesiastical stone architectural details. Gault brickwork is found on Holly Lodge and Penny Hill, reflecting the status of these buildings. Horizontal timber boarding (natural) is found on "Watermeadows" above ground floor level as well as decorative timber bargeboards to the main roofs and gabled dormers.

Other than the red brick wall along Bungay Lane and two sections of red brick wall either side of the bridge over the river and front wall at 1 & 2 Sunnyside, boundary walls are generally absent from the conservation area. Picket fencing can be seen at the west side of the conservation area to define garden areas and there is a concrete post and metal rail section of fence adjacent to the bridge over the river. On the whole mature hedge rows define boundaries along roads.

Pebbledash can be seen on "Green Shutters" at the north western corner of Sunnyside adjacent to and further up the hill from "The Lodge". A small amount of flint is seen on the converted stable buildings previously referred to.

### **Architectural Details**

There are few architectural details of note within the conservation area. The majority of buildings are quite modest in scale and style, most being from the 19<sup>th</sup> century with typical brick, painted brick or rendered finishes, plain chimney stacks and casement windows. Perhaps worth mentioning are the decorative barge boards at Watermeadows, the Gothic arched windows at 54 & 55 Sunnyside and the curved leaded roofs of single storey extensions at Penny Hill. The Cottage Orneé style of The Lodge and Cherry Tree Cottage should also be mentioned, although the latter no longer has its original thatched roof. There are also a number of attractive metal front gates, as can be seen at Holly Hill and Penny Hill.



## Natural Character and open spaces



Looking East towards the stables  
from Sunnyside



Woodland north of Sunnyside

The conservation area is primarily rural in nature comprising the lush watermeadows of the valley floor, the wooded plantations, the grassy banks, hedgerows and isolated trees.

The water meadows have been cultivated in the south and south eastern part of the area, although part is used as grazing meadow (adjacent to Bussey Bridge). Wooded areas effectively enclose the conservation area. They are close to the road north of Sunnyside on the valley slope and contrast with the open river meadows on the opposite side of the road beyond which lies the significant tree belt of Seething Wood which, whilst not within the conservation area, forms a vital enclosing element to the setting of the conservation area. The wooded area to the west was once part of the Canterbury Estate and runs effectively from "Holly Lodge" down to the River Chet itself. There is a small copse of Fir trees located almost in the centre of the valley adjacent to the river and converted stable buildings.

Boundary hedgerows are an important feature of the conservation area, enclosing parts of the landscape, although historically some of these are much later additions, the open views south towards the river and north to Whipscrew Hill having been significant features of the valley.

Hedgerows along the western slope of Sunnyside, as it rises to the higher ground, combine with trees provide a tunnel-like quality along the road which adds to the experience of passing from the enclosed views of the valley slope down to the more open landscape of the river meadows below. A significant tree just forward of Holly Lodge seems to formally mark this change.

Smaller groups of trees and isolated specimens also contribute to the landscape quality. Of particular importance is the row of poplars on the south side of Sunnyside just beyond Bussey Bridge.

The other landscape feature which should be mentioned is the presence of gaps in the woodland on the north side of Sunnyside. The easternmost one contained a saw pit, sheds, stables, etc., connected to the Canterbury Estate, the western one adjacent to Cherry Tree Cottage was a "village pit" made available for the extraction of gravel. These "hollows" are important historic indicators of past settlement.

In summary, this particularly attractive valley landscape is one of softness and serenity contrasting dramatically with the hard edge provided by modern big field farming.



## Ground surface materials and street furniture

The three roads through the conservation area are all tarmacadam with the majority of driveways being in natural gravel driveways/entrances. A couple of properties have a grey gravel finishes at their entrance from the road which is less sympathetic to the natural and traditional character of the area. One or two concrete hard standings can also be seen.

With regard to street furniture, other than an early 20<sup>th</sup> century red post box up half way up the hill along Sunnyside and a traditional parish noticeboard attached to a significant tree at the northeast corner of Holly Hill, there is nothing of note in terms of street furniture.

# Conservation Management Guidelines

## Highways

There is one modern directional highway sign amongst the hedgerow at the junction of Sunnyside with Bungay Lane but otherwise there are no highways signs in the conservation area. Roads have natural grass verges which are very much part of the rural character of the area.

**The lack of highways signage helps to retain the traditional rural character of the conservation area and therefore the lack of signage should be retained. The use of road kerbs should also be avoided as these will only detract from the rural character.**

## Upgrading windows and doors

In some cases original timber windows and doors on traditional buildings have been replaced using different materials and/or to different designs. If original doors or windows need to be replaced then this should be done using the same original material and to the same design. If different materials are used then the new units should still match the original design

**Where windows/doors have been unsympathetically replaced in the past then the opportunity should be taken to reinstate traditional windows with more correct proportions.**

## Front boundaries

An important feature of the conservation area are the mature boundary hedgerows in front of properties and lining the road.

**Whilst fencing has been used for a small number of boundaries every effort should be made to retain hedgerow boundaries, which form such an important part of the character of the conservation area.**

## Ground surfacing

All road surfacing is tarmacadam between natural grass verges with the majority of driveways having a natural gravel finish.

**The use of more modern surface materials such as paviors on driveways should be avoided as this will only have a detrimental impact on the character of the conservation area.**

## **Street furniture**

There is very little street furniture within the conservation area to detract from its traditional and natural character.

**Only signage that is absolutely necessary should be installed within the conservation area and where possible it should be positioned and designed so as not to detract from existing views.**

## Appendix 1 (i)

### **Listed Buildings**

54 – 55 Bussey Bridge (Bluebell Cottage & May Cottage) – Grade II

Lodge Cottage, Sunnyside (west side) – Grade II

## Appendix 1 (ii)

### **Buildings of townscape significance**

Holly Lodge, Penny Hill, Green Shutters, 1-2 Sunnyside, 4 - 11 Sunnyside, Holly Hill Cottage, Cherry Tree Cottage, The Stables, Watermeadows, Jay Cottages

# Appendix 2

## 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) section covering “Conserving and enhancing the historic environment”.

Joint Core Strategy- Policy 2 : Promoting Good design South Norfolk Local Plan

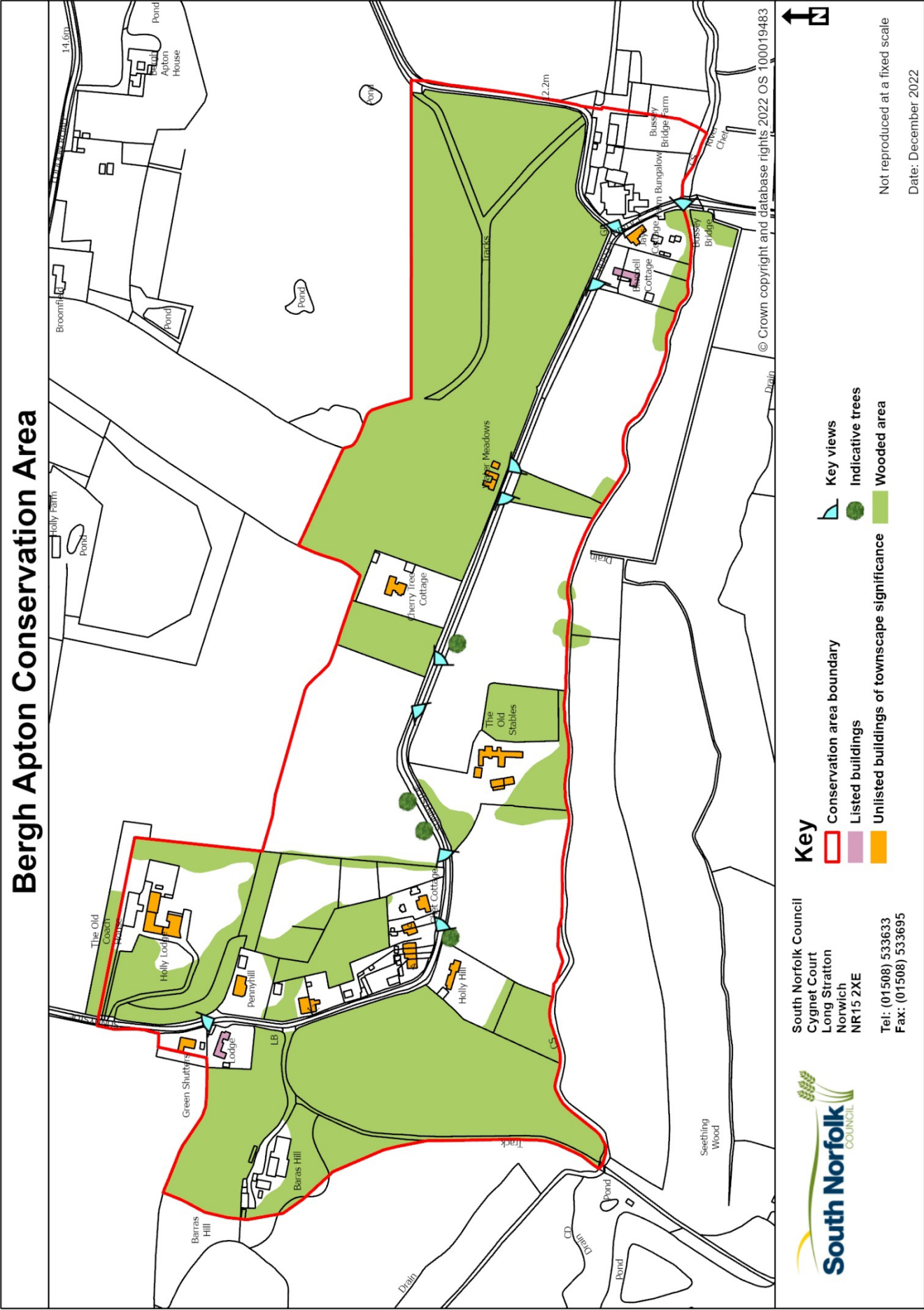
The South Norfolk Local Plan Development Management Policies Document was adopted in 2015 and policy 4.10 covers Heritage Assets.

## Public Consultation

An informal ‘walkabout’ of the area was organised with the Parish Council on 23<sup>rd</sup> February 2022. This informed whether there should be any proposed boundary changes (no changes were proposed) and the conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1<sup>st</sup> July to 30<sup>th</sup> July 2022, which was extended to 31<sup>st</sup> August for the public meeting (questions to the officer) followed by presentation at the parish council meeting. The consultation and parish council meeting were advertised through:

- An advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council’s website.
- Emailing Ward Councillors, County Councillors, and the Parish Council.

As a result of the consultation corrections were made to the appraisal. One response requested that the boundary extend to the south of the river. The woodland area south of the river has not been included within the conservation area boundary because, whilst it acts as a backdrop to the hidden valley, it forms an extensive area of agricultural land that is detached from the key areas of settlement within the conservation area. Any planning proposals for such areas would however still be required to take into account impact on the setting of the conservation area.





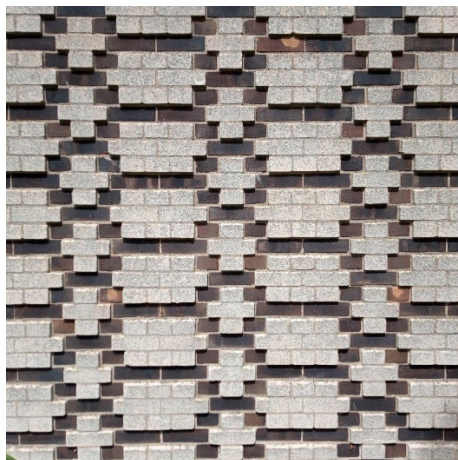


# Ditchingham

## Conservation Area Character Appraisal and Management Guidelines

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December 2022



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# Introduction



House on Windmill Green (North side)

The conservation area was designated to cover an area of critically acclaimed mid 20th century housing to the north of the settlement for the former Loddon Rural District Council by the architects Tayler and Green. The development was praised for its unique response to provide modern yet traditionally based and locally distinctive social housing within a rural context. The architectural critic Ian Nairn commented that the architects were able “to fit each individual village and to interpret local pattern – not by reproducing local details, but by understanding the genius loci and then expressing it in twentieth century terms.’

Under the terms of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a Conservation Area. The 1990 Act also requires local authorities to prepare management guidance and proposals for Conservation Areas. Ditchingham conservation area was originally designated on 28 October 1994. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

## Key Characteristics

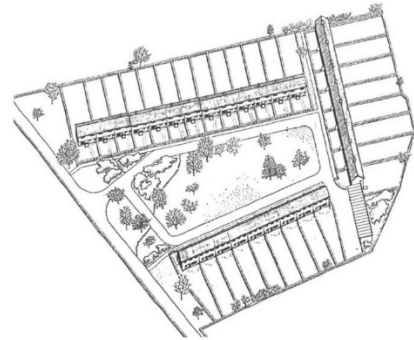
- Exceptional example of 1940-60s social rural housing
- Modern interpretation of vernacular styles with economy of materials
- Attention to detail with architects designing the ‘complete package’ of buildings, plans and landscape.
- Nationally recognised importance receiving housing awards, being amongst the first post-war listings in England, and reviews in architectural journals.

# Historical Development

This part of the village is designated as a conservation area due to the post-war houses built by Loddon Rural District Council (RDC) and designed by the architects Herbert Tayler and David Green. They designed over 700 such houses throughout the former district, which now all lie within the district of South Norfolk. Following WWII many rural areas still lacked running water and electric lighting. Loddon RDC had already recognised the need for good homes to encourage young families to stay in the countryside, and by the late 1930s had already begun the acquisition of land to provide social housing.



Herbert Tayler (l) and David Green (r)



Sketch plan of Windmill Green

Herbert Tayler (1912-2000) was born in Java to a Scottish father and Dutch mother. Encouraged by an art teacher at Shrewsbury School, Tayler entered the Architectural Association in 1929 at a pivotal period when teaching was moving from a focus on neo-classicism to a more modernist approach. At the 'AA' he met David Green (1912-1998) who was born in Lowestoft to an architect father. Tayler was to take the lead in the architectural appearance of the properties and how they were planned to fit into their surrounding contexts including deciding on shapes, materials and colours, whereas David Green took on more the technical side of the designs.

In 1938 Tayler and Green as a partnership were commissioned to design a house for a Punch Cartoonist Roger Pettiward (Paul Crum) called "The Studio" in Highgate, London. The house demonstrated their move towards a more Scandinavian influenced modernism finishing the building in a softer terracotta render rather than the stark white render which was the prevailing architectural fashion of the time. However, before being able to establish themselves as a practice, the war intervened and both architects were sent by the war office to Lowestoft, where Green's father had recently died, to help repair air raid damage.

Following the war the architects were commissioned by Loddon RDC and the terrace houses at Windmill Green (1946-8) are amongst the first and therefore some of the most important Tayler and Green designed houses in the district. The land had been purchased by the council from Lady Haggard in December 1949, daughter of the author Rider Haggard who had lived at nearby Ditchingham House.

It is difficult to appreciate just how bold and different these houses would have looked at the time with their bright colours and modern crisp detailing in comparison to the ubiquitous rural red brick semis, and how well they used the materials then available considering the post war austerity that was then in place. The arrangement of housing and the planning of the interiors was also very modern and far from typical.



Another historically important aspect of the development was the use of local builders such as Harvey and Leech at Kirby Cane. This was a very modern approach to building design but one that was also very much embedded within the existing rural context and local community. By 1949 they were already receiving national attention with the Windmill Green housing featuring in the national Housing Manual and in 1950 Windmill Green won a Housing Award (see plaque on front page.)

These first houses were primarily aimed at providing good housing for rural workers, partly to ensure that they did not leave for the towns and cities. However, the demand for better housing for the elderly was also soon recognised and bungalows were also planned. Agnes Hood Terrace, consisting of eight bungalows on the west side of Hollow Hill Road, dates from 1951 and is notable as the first of the Taylor and Green terrace schemes to also have a slight curve.

Scudamore Place, a later scheme of bungalows, was built in two phases, 1958 and 1964 on the east side of Hollow Hill Road, however a block plan showing the basic layout and block form had been prepared by Tayler as early as 1950. The first two terraces to the south were officially opened by Sir Edmund Bacon in 1960. The scheme was commended in the 1964 Housing Medal Awards. Bungalows were also added in 1958 and 1963 to either side of the Windmill Green development along Thwaite Road.

In 1973 local government reorganisation led to the Loddon Rural District Council being dissolved and the area was incorporated into the larger South Norfolk Council District. With the changes being made Tayler and Green decided to retire to Spain, however they left over 60 plans with the council to continue with the housing work following some of the same fundamental design principles as the earlier designs.

During the first post-war listing review carried out by Historic England and Elaine Harwood during the mid-1990s the housing again came to national attention and featured in a BBC2 "One foot in the past" episode in 1996 and a touring exhibition, curated by Alan Powers, for the Prince of Wales Institute in 1998. In 2009 Windmill Green also received recognition as an historic winner of a Housing Design Award.

To the north of the conservation area is Lower Wells Close. Designed by Norfolk architectural firm Parsons and Whitley. It is notable as being one of the first passiv house projects in the county, and also won a South Norfolk Design Award in 2012 (a stone plaque is on the wall.)

## Character Assessment

### Setting

The housing is located to the north-west of the village along Hollow Hill and Thwaite Roads. The original development at Windmill Green is situated further east along Thwaite Road and is arranged on three sides of a green to the north-east, south-east and south-west. Originally the development was built with open views of the countryside to the north-west. Ian Nairn described it as "an attempt to entrap the whole of East Anglian space in one great gesture. It is a kind of oath of allegiance to the landscape."

The council purchased the land opposite Windmill Green to preserve views, but unfortunately during the 1980s the land was developed. The design has made some attempt to contextualise with the houses sympathetically painted in pastel renders, decorative bargeboards and with some interest to the porches, although the arrangement of housing, which is quite 'gappy' does not enclose the green in the same way as the historic housing. The 1980s housing along Wildflower

Way and Poppy Close is of no architectural or historic interest. Unlike Windmill Green, views remain to the north of Scudamore Gardens over open fields with Lower Wells Close similarly designed to front towards the open space to the west. Scudamore Gardens was designed with pathway access. Being housing for the elderly parking the relatively low number of parking spaces provided has fortunately not been much of an issue

Agnes Court Terrace fronts towards the public space and landscaping along the west side of Hollow Hill Road and the open space and mature trees, a variety of plane and maple provide a particularly attractive and spacious setting. It is a single terrace with the blank gable ends of the later Beevors Gardens development from 1970 unfortunately visible behind. A path runs to the rear of the terrace with open gardens and short picket fences. Although also by Tayler and Green the planning of Beevors Gardens is considered more generic and does not have the same spatial qualities of the earlier Taylor and Green housing. It also has what can be considered contextually poorer materials and less distinctive detailing.

## **Conservation Area Boundary**

The Conservation Area boundary has been drawn to include the earlier Tayler and Green projects: Windmill Green dating from 1946-49 to the east (Bungalows on Thwaite Road to either side 1958 to north-east and 1963 to south-west respectively), Agnes Green Crescent (1951), and Scudamore Place (1958 and 1964). Also, to the north, is the more recent terrace known as Lower Wells Close (2012). Although there are additional Tayler and Green houses to the west (Beevor Gardens) these are not considered to be of equal design merit in term of layout, which feels quite cramped, and design detailing. It is not therefore proposed to change the conservation area boundary.

## **Street Patterns and Historic grain**

A very important aspect of the original Windmill Green housing at Ditchingham was the creation of the sense of place through partially enclosing the green spaces with the development of continuous terrace housing, leaving the north-west side of the green open to views of the countryside. This was considered to help with generating a sense of community with well-maintained shared public spaces to the front and enclosed private gardens to the rear.

Rather than being the narrow and deep plan ‘cramped’ Victorian style of terracing, or the ‘gappy’ inter-war semis with draughty side passages, the houses were specifically designed with broad frontages with through passages for services so that there was both a ‘front door’ entrance and a separate access to a private and enclosed rear garden – omitting the common ‘back passage’.

The ranges of houses at Windmill Green are the longest groups of Tayler and Green houses in the district. Following completion, the housing committee were concerned that their appearance was too ‘barrack like’ and consequently later terraces in other settlements are shorter, have more variation in materials, or were designed to be slightly curved or staggered.

Demand to provide suitable housing for the elderly later led to the development of bungalows at Agnes Hood Terrace and Scudamore Place which are also terraced, as well as bungalows built to either side of Windmill Green along Thwaite Road.

Agnes Hood was built on the south-west side of Hollow Hill Road and is different because it has a slight curve to create more interest. Rather than fronting directly onto the street, it fronts onto a green where there is also situated a village sign, bus shelter and a K6 Gilbert Scott designed telephone box.

Scudamore Place is arranged with back-to-back gardens, fronting onto a communal footpath running centrally between the inner two blocks, with open front gardens fronting north-west and more enclosed gardens to the south-east behind low hedging.

In addition, the Scudamore Place scheme is designed with a communal hall and the wardens house at the south-west end and a twin garage at the north-east end to complete the block. The two later terraces to the north were built slightly later with the rear gardens enclosed by crinkle-crankle walls at either end. This traditional design for rose bush gardens but was now practical for economical building with additional structural strength created by the curves allowing the wall to be one brick deep. A similar crinkle-crankle can be found alongside

To the north is the more modern Lower Wells Close which is a curved block with parking court behind, accessed through an undercroft. The parking court has a crinkle-crankle wall to the north side – referencing the earlier boundary wall detail.

## Perambulation



Windmill Green north-east side



Windmill Green south-west side

## Windmill Green

Starting at Windmill Green, which was the original development completed in 1948 and which originally opened out onto open countryside to the north-west.

The green itself as an area is an irregular rectangle with an informal loose arrangement of tree planting recently supplemented with additional tree planting. This area surrounded on three sides by the street, which is in turn fronted onto by the three rows of broad fronted terraces houses.

There is a continuous building line although the north side does step down in height to create three sections. The fenestration of the houses is not symmetrical, although the windows are more balanced and spaced on the north side in terms of alignment.

Houses have quite generous front gardens enclosed by hedgerows and picket style garden gates. In some cases the houses have lost the boundary definition, with in one case the garden becoming a parking area and the hedge being removed. Preserving front gardens, hedgerows and keeping parking to the street is encouraged especially as it provides a more efficient parking arrangement.

The houses are painted brick in a variety of pastel colours based on historic limewashes. This was a simple way to introduce traditional variety and interest when only common fletton bricks were available (a result of post-war brick shortages at the time.)

On the south and east sides of the development the original entrance to the properties was through an open sided undercroft passageway to a service area and then rear garden, and these have all now been infilled with doors. Large lounge windows were provided on the south-east sides to the rear.

On the north side the housing is slightly different with the main front entrance moved to the centre, and a separate door or provided to the rear to the side. The larger lounge window was on the front of the house to its south side. The original 'Tradesmen and Callers' sign has been preserved on some houses and is an interesting historic feature. There is also a distinction between the original front doors which are panelled with large plain windows, and the vertical close boarded with small windows doors for the entrance to the rear. This difference in design is important and should be preserved/retained with any replacement doors. The front door also has metal flat roof porch area, and there is a white trellis between the doors.

There is also a subtle difference in the position of the chimney stacks which have the characteristic angle top. On the south west side these sit forward of the ridge on the front roof slope, on the south east side they are on the ridge, whereas they behind the ridge on the north east side.

In the south-west and south-east corners are garages. It is unclear how much these are still used for car parking and most are likely used for storage. They are not very secure areas as they are not well overlooked. The original scheme planned for ranges of smaller storage sheds. Tin design erms the garages and the spaces with them are modern additions and of no interest, and in terms of retention do not make a positive contribution to the conservation area.

Other issues now present include the width of the streets. With modern day car parking along the restricted width of the road and with larger vehicles accessing the site the kerb has been damaged on the north street. This has happened to the extent that a new informal edge to the space has been created and some thought could be given to re-establishing the kerb line slightly set back at this point to where it has now been established by default, combined with protection for the existing green.



Nos 16, 17 & 18 Thwaite Road



Warden's House to right



## Thwaite Road

Additional bungalows were built alongside Windmill Green to the west and east. To the north east nos 16, 17 & 18 were built in a later buff/gault brick with red pantile roof, prominent tall chimney stacks, and also have the trade mark white timber trellising to the front with 1958 set out in red brick in the gable end (the date of 1948 for Windmill Terrace in the adjoining red brick wall.) The space in front unfortunately now feels like left over space, especially as there are the remains of the stump of a large felled tree which has not been replaced.

On the original plans trees were planted here and it would be beneficial to plant a new tree – perhaps a smaller specimen such as hawthorn or cherry blossom for example. To the south west are the later nos. 14 & 16 which are designed without chimney stacks and have trellising continued to cover the entirety of the gable end, which was a later characteristic/feature.

## Scudamore Place

Moving south further along Thwaite Road on the north west side is a development of bungalows known as Scudamore Place. These are set out in four long single storey back to back rows. The first two earlier rows dating from 1959 are back to back with the south west side are two storey wardens house and community room, with a later garage to the north east side. It is pleasing to see the garages have a pantile roof, when many at the time would have just have been flat roofs. Chimney stacks remain a feature. Houses are predominantly buff bricks with some yellow and some coloured black for variation. The front gardens have low hedge boundaries or a low white wooden rail, and are generally well maintained and variety of colourful plants provides interest. Front elevations feature white trellising in different patterns.



Attractive hedging and front gardens  
at Scudamore Place



Garage with pantile roof

Further northwest are two more rows dating from 1963, with private gardens enclosed by Cringle Crankle walls. The north east gable end have a chequerboard brickwork pattern of white/buff gault bricks and blacks bricks, whereas the south west is a just one brick. Although notable they do not have chimney stacks and this does have some impact on the rhythm with the terraces being very long

White trellising is a feature of both terraces. The north terrace unfortunately has replacement concrete tiles. If these were replaced with traditional clay tiles that would be beneficial.



Lower Wells Close



Agnes Hill Court

### **Lower Wells Close**

To the north of Scudamore Place is recently built Lower Wells Close. This has been designed to reference some of the design characteristics of the earlier housing with a long curved continuous terrace partially enclosing the space to its south west. It is mainly two storey, with two single storey bungalows at the south end. Parking is provided relatively discreetly at the rear of the property with small garden areas. The materials of red brick, weatherboarding and pantiles assist in making the building relate to local distinctiveness. Chimney stacks/flues are placed to reinforce rhythm as created in the earlier terraces with the characteristic lower pitch orange pantile roof.

### **Hollow Hill Road – Agnes Hill Court**

On the south west side of Hollow Hill Road is the Agnes Hill Court dating from 1951, and being one the earliest bungalow developments. It is set out in a slight curve. There is small garden at the rear with low fence to a path. The front has an overhang and a slight recess in the door area – with separation between properties provided by a white trellis. The roof is pantile with a strong rhythm of chimney stacks alternating from one pot to two pots, and with the characteristic sloping detail to the top. Bricks are mostly painted although there are some lighter red brick at the south end. The large window is more old fashioned looking than other housing being multi-paned with the opening casement within the window.



## Materials & Architectural Details

Part of the success of the design was the careful specification of materials to reflect the local vernacular character, especially at a time when materials were scarcer and housing design had become very generic. All the housing have their original clay pantiles unless replaced. Some replacements have been carried out with clay tiles, whereas other unfortunately with 'heavier' concrete tiles. All roof pitches are relatively shallow slopes. Chimney stacks where they exist on earlier properties are also very characteristic with a unique angled tile capping.



Characteristic chimney stacks

The earliest houses on Windmill Lane are characterised by painted bricks but this changed as a greater variety and better quality finish of bricks became available. Later bungalows have more traditional red (although a lighter red than the typical 'Norfolk red'), buff gault bricks and quite darkly stained bricks. These combinations of bricks have also been used to great effect in diaper brickwork patterns to create interest.



Attached white trellises and original doors. "Callers + Trades" sign

Windows were originally timber or steel opening casements, however many of these have now been replaced by uPVC. The materials have been considered acceptable in the past as long as they replicate the existing window style which is not always the case. Many doors have also been replaced – sometime unsympathetically. It would be a beneficial enhancement to replicate the doors in terms of style, particularly replicating the difference in design between the glazed front doors and vertical boarded second doors, as shown to the right.

For secondary details the houses and bungalows have white timber trellises which is an important detail and used to encourage planting. These should be retained and kept white as an important feature. Also, simple metal porch detail for Windmill Crescent. Bargeboards, guttering and downpipes are also characteristically white rather than black.



Patterned brickwork in gable ends and crinkle-crankle walls

Also noticeable is the absence of wires and aerials. The architects were keen to remove these visually as much as possible.

An interesting features of the terraces is the raised slab on bricks, or 'bench', to the side of the entrances for resting and putting deliveries on.

## Natural Character



The large open space of Windmill Green



Feature tree on the corner of Hollow Hill Road and Thwaite Road



Importance of front and rear gardens  
(Scudamore Place fronting Thwaite Road)

A strong element of the planning was setting out the terraces with generous shared open spaces to the front. These spaces, having been set out over 70 years ago, now have matured examples of trees and there are some outstanding examples. Some of these trees pre-date the development and were thoughtfully integrated into the development rather than being felled. A particular feature tree is the plane tree on the corner of Hollow Hill Road and Thwaite Road.

Gardens are also a particular characteristic feature of the area and are generally well maintained and looked after, adding a lot of vibrancy and colour to the area. Windmill Green also has very long private rear gardens designed for a time when many residents 'grew their own', whereas the bungalows have much smaller more easily managed gardens. Front gardens are enclosed by short hedgerows except in some cases where the boundary treatment has been removed, in one case for parking, and this can be considered detrimental to the character of the area.

There are some areas to the front and sides of development which are lawned and have trees. The trees are a mix and can be ornamental cherry blossoms. To the south side of Thwaite Road a tree that pre-dated the development has been felled but unfortunately not replaced – a smaller tree may be suitable here as at present it appears as an empty space.



## Street Furniture, Walls and Railings



K6 telephone box and bus shelter  
Dating from 2000



Village sign on Agnes  
Hood Green

Around Windmill Green to the south are short white painted concrete posts and metal rails to prevent car parking. These should be retained and maintained as an original feature.

Elsewhere front boundaries are characterised by front hedges or picket fences. Close boarded fences should be avoided.

There are also interesting surviving plaques – the original green and black street signs on Windmill Green. Several properties on Windmill Green and Agnes Green retain their “tradesmen entrance” signs.

Unfortunately, there are also various ‘no ball games’ signs which are quite large and prominent and detract from the conservation area. Bins are also a problem and some coordination in where to put bins would be welcome.

A new bus shelter was built on Hollow Hill Road for the 2000 jubilee. This was designed in a style similar to the Tayler and Green houses, with white timber and a red pantile roof and includes a decorative bargeboard. Next to shelter to the left is K6 Gilbert Scott telephone box, and to the right the village sign.

# Conservation Management Guidelines

## Highways



Verges on Mill Road and Windmill Green have been eroded and scarred. It is recognised that refuse trucks and delivery vehicles are larger, as well as cars in general.

**Consideration should be given to moving the kerb line of Windmill Green space with a strong kerb edge to prevent vehicle damage or laying down matting such as grasscrete which will help protect grass growth from vehicles.**

## Upgrading Windows and Doors



In some cases windows and doors have been replaced with uPVC and/or different styles.

**If door or window frames need to be replaced they should be replaced with the original style of window. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past. If the windows are in a different material such as uPVC the existing style should be matched as closely as possible whilst being designed to be energy efficient such as double glazing.**

## Fencing and walls



It is important to retain boundary treatments where they exist as they help to delineate between public and private areas as well as providing a sense of enclosure and definition to the street/pavement. It is recognised that there may be some demand for on plot parking so cars can be electrically charged.

**Boundary treatments require careful consideration to ensure the preservation of existing character. If creating an access for on plot parking this should only be allowed if a significant section of hedgerow is retained to preserve the streetscene and a boundary for the garden.**



## Preserving white trellising



The white trellis is an important original architectural feature and should be preserved.

**In some areas the trellising has been removed, and it would be an enhancement to reinstate it. Putting up different colour trellis in the same areas should be avoided.**

## Painting/colour washing buildings



There are a variety of traditional colours, generally muted pastels to match historic limewash. This was a conscious design consideration to make the housing more locally distinctive.

**Colours should be well chosen to match existing palette of pastel colours based on historic limewashes.**

## Redevelopment of Garage Areas



The garage areas are quite untidy.

**Areas could be better landscaped and surfaced to encourage use. There is a possibility, subject to consultation, to repurpose this area to create an off street area for electric charging points.**

## Maintenance of railings



The railings are an original feature of the development and characteristic of the post-war period. In some places they have been damaged and not repaired.

**Concrete posts and railings should be repaired in a timely manner when damaged. This will be investigated with the land owners.**

# Appendix 1 (i)

## Listed Buildings

Hollow Hill Road	25-39
Scudamore Place	1-28 (including attached screen walls and garages)
Thwaite Road	12 and 14, 16-20
Windmill Green	1-9, 10-17 and 18-30

These properties are also subject to an Article 4 Direction which requires planning permission for: alterations and extensions to dwellings; Provision of hard surfaces and gates, fences, walls and other means of enclosure to visible elevations; The painting of the exterior of any building. See the Council website for further details.

# Appendix 1 (ii)

## Unlisted Buildings/Structures of townscape significance

Hollow Hill Road	K6 telephone box, Bus Shelter, Village Sign
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# Appendix 2

## 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) section "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

An informal 'walkabout' of the area was organised with the Parish Council on 10<sup>th</sup> February 2022. This informed the proposed boundary changes and the conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1<sup>st</sup> July until 31<sup>th</sup> July 2022, with attendance at the parish meeting on 18<sup>th</sup> July and a pre-council exhibition at which a council officer answered questions. The appraisal was advertised:

- An advert in village noticeboard and local publicity by the parish council
- The draft appraisal being available to view on the council's website.
- Emailing Ward Councillors, County Councillors, and the Parish Council.

As a result of the consultation some corrections were made to the appraisal and additions to the conservation management guidelines section.





# Appendix 4

## Further Reading

Tayler and Green Architects 1938-1973 “The Spirit of Place in Modern Housing” (1998) Harwood and Powers

Internet pages: <https://www.ruralise.co.uk/tayler-green/>

RIBA Journal LIV October 1947 pp607-9

Ideal Home LXXXVII June 1963 pp 66-69

Architects' Journal 16 September 1964 p625

Official Architecture & Planning XXVII No10 October 1964 p1178

Design in Town and Village, London HMSO, 1953, -15

South Norfolk Place Making Guide (2012) Appendix A Case Study 2 p4-7

Housing Design Awards 2009 Historic Winner





# Kimberley

## Conservation Area Character Appraisal and Management Guidelines

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December 2022



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# Introduction



Church of St Peter set amongst trees

The conservation area is in two parts: one an attractive village green designed as part of the renewed landscape of Kimberley Hall, the other developed to support the expansion of the railway network. The varied style of the dwellings are set within a wider rural setting.

Under the terms of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as a Conservation Area. The 1990 Act also requires local authorities to prepare management guidance and proposals for conservation areas. Kimberley Conservation Area was originally designated in October 1994. This document should be read in conjunction with the adopted Local Plan, the National Planning Policy Framework and Planning Practice Guidance.

## Key Characteristics

- Association with Kimberley Hall Estate, both in terms of the landscape and the distinctive design of their buildings
- Traditional village green
- Dominance of mature trees
- Buildings supporting railway development



# Historical Development

The name “Kimberley” is an Old English name meaning “Cyneburg’s woodland clearing”. Kimberley and Carleton Forehoe were originally two hamlets which were united as one parish in 1935. Both areas owe their existence to the historic presence of the Wodehouse family whose seat, Kimberley Hall, lies close by, although the Hall itself is in the parish of Wymondham. The Green is largely an 18th century creation, associated with the landscape changes by Lancelot Capability Brown in 1762 and again in 1778. The Station and its estate cottages, owe their existence to the entrepreneurial flair of the Wodehouse Family in responding to the new means of rural transport.

The Wodehouse family first appear at Kimberley in the late medieval period. Sir John Wodehouse acquired the estate by marriage to the heiress of Sir Thomas Fastolfe. He built a new manor house in which Queen Elizabeth was famously entertained on her progress to Norwich in 1578.

The Manor House was demolished in 1659 and a new hall built to designs by William Talman. This was enlarged in the following century by the additions of four corner towers built in “Holkham Style” in the 1750's. Finally, colonnades were added by the architect Salvin in the early nineteenth century.

Kimberley is the burial place of John Jenkins (1592-1678), one of our earliest identified instrumental composers. He was a residential musician at Kimberley. His epitaph is an amusing example of local seventeenth century speech and sense of humour.

*"Under this stone rare Jenkins lie,/ The master of the Musick Art,/ Whom from the Earth the God on High,/ Call'd unto Him to Beare his Parte./ Ag'd eighty six October twenty sev'n/ In Anno Seventy Eight he went to Heav'n".*

In more recent times, the Old Smithy was demolished in the 1980s and replaced by a house on the same site taking some inspiration from its predecessor.

The railway came to Kimberley in 1847 with the opening of the Wymondham to Dereham branch line by the Norfolk Railway. This company was subsequently taken over by Great Eastern Railway with the track doubling and a new station with two platforms in the 1880s and the station renamed Kimberley Park in 1923. Today it is a station on the heritage line – the Mid Norfolk Railway.

The station historically had a goods siding with a loading docks and cattle pen. In more recent times five sidings were created to the north and used for storing Greater Anglia modern diesel multiple units before they came into service in 2021. Several buildings associated with this had temporary permission and now that the trains are in stock they should be removed.

The population of the parish has risen since 2001 when it was recorded at 121 in 52 Households, with the latest figure at 148 in 2021.

# Character Assessment

## Setting

Kimberley Green is part of a designed landscape set next to the woodland at the western edge of Kimberley Park. The gate lodge at the eastern edge of this part of the Conservation Area marks the transition between public open green and private, enclosed parkland while the ancient trees link the two in one composition. To the north east the landscape setting is more open with gently undulating fields divided by hedgerows and trees. This is also true of the north western side of the Green where the orchard ground and paddocks of Green Farm, contrasts with the open landscape beyond. Further south and west, beyond Smithy House, the landscape setting is open with wide views falling away from the ridge and the open road. East and south east the perimeter tree belt of Kimberley Park forms both the setting and the enclosure around the Conservation Area. The B1108 falls gradually towards Kimberley Station, with the buildings set in a wider landscape setting with open arable fields to the east and west. At the southern end of this part of the conservation area, pasture fields lie beyond roadside hedgerows.

## Conservation Area Boundary

The boundary of Kimberley Green includes the surrounding trees, cottages and gardens around the Green including the church, churchyard and the gate lodge to the Park. To the west of the B 1108 , Green Farm and its immediate surroundings are included. South of Wymondham Road the cottages by Smithy House are included. Here the boundary follows the edge of the tree line across Wymondham Road and through the woodland. The boundaries have been updated to better align with existing landscape features and property boundaries.

The boundary of Kimberley Station (south area) follows the line of the road as it runs south downhill from Kimberley Green, from the first pair of estate houses in the north to the south boundary of Station farm with its barns and outbuildings.

## Street Patterns and Historic grain

The Green is a traditional village green with cottages on the north and south sides, with Green Farm and its former outbuildings to the west, and the Church of St Peter and the gate lodge to the east. The spaces are also shaped and bisected by the roads; the softer lines of the B1135 in contrast with the more formal B1108.

Most of the cottages are similar in scale, and although of varying dates and architectural quality, and form an attractive composition. This unity of character is reinforced by the dominance of the trees on and around the Green which have a colossal scale in relation to the buildings. The slightly detached positions of The Church and Green Farm close the views.

The K6 telephone kiosk and post box, the former village pump and the village sign provide a welcome focus of attention. The buildings around Smithy House occupy a more private position in this setting, shrouded by trees.

The Station Road part of the area has a linear character, with successive pairs of dwellings on the east side of the road, until the station. Many have large gardens both to the front and rear, with three noticeable gaps to give access to the fields to the east. At the station, the small group of buildings is more concentrated, and varied, with walls or fencing bordering the road but in an open landscape, especially to the west and south.



## Perambulation

### Kimberley Green

At the northern end, Green Farmhouse and the various outbuildings to the west, form a significant group, although their wider impact is limited, being set well back from the road, and screened by the tall road side hedges. The house is a good example of mid-Victorian Tudor revival style, with patterned brickwork, tiles and decorative bargeboards. The red brick and pantiled outbuildings have been converted to a separate dwelling.



No 7 and The Green



Nos 3 & 4

Across the main road the first pair of cottages (No.7, The Green), on the Green are of the same style, but with a thatched roof. They have the same, highly decorative quality in design and materials with the Wodehouse crest on the chimney. The cottage, now one dwelling, is separated from the Green by a low metal railing. The modern rear extension is not seen from the Green but works well.

The next pair of cottages on this side of the Green (Nos. 5 & 6,) are modern, taller in scale but of a traditional form. The boundary treatments are different; low hedges, metal railings, or paling fences are successful in the area.

Next on this north side of the green are a pair of thatched colour-washed cottages (Nos. 3 & 4). Flat roofed extensions have been added at each end, and at the rear, and windows modernised. They represent a sympathetic post Second World War style of vernacular architecture.

Of identical design as their neighbours, but set at an angle to them facing across the Green, are a second pair of thatched cottages (Nos. 1 & 2,). The trees behind create an attractive backdrop.

In the eastern corner of the Green is St Peter's Church within its flint walled churchyard and gravelled entrance.

The tower of St Peter's Church is manifestly of two builds. The lower part is of fifteenth century date, with carefully set knapped flint and ashlar flushwork, with a later construction in brick and roughly coursed flint above dated 1631. The north wall of the church is of twelfth century date, while on the south wall is a modest porch with plain tiled roof.

If the opportunity arises, the sculpturing of the large tree trunk could add a feature to the setting.



St Peters Church



The School Lodge

The school lodge marks the entrance to Kimberley Park. The choice of cut ashlar and knapped flint makes it comparable only with the church in its construction materials. A wall in the same materials links with the churchyard wall to the north.

The lodge is of single storey with plain tiled roofs below a steeply pitched roof. It is the most Gothic of the estate cottages in the conservation area. The windows have leaded lights in metal frames. Ashlar chimney stacks are attached to the flank walls of each of the two elements and are scaled accordingly.

South of Wymondham Road (B1135) Smithy House is a modern, two storey, buff brick building with hipped, black-glazed pantile roof. It replaced the previous Smithy that was demolished in the mid 1980s. It has a single storey timber porch and a prominent but plain double garage in red brick. The pair form the south eastern enclosure of the green together with the cottage row adjacent.

At right angles, and forming part of the boundary to the Green, is a cottage (Nos. 9 & 10,). It is single storey with plain tiled roof, colour-washed brick, with a single central stack, perhaps too short for this setting, This modest building makes a telling contrast with both its later Victorian estate neighbours and the rebuilt smithy.

Former ancillary buildings to the south and east, tucked behind, are now converted to dwellings.

The K6 red telephone kiosk, and Victorian free standing red letter box, make a positive contribution to the conservation area, together with the village sign and pump.

## Station Road

Starting from the northern end, there are three pairs of mid-nineteenth century estate cottages. These are all in the familiar mid- nineteenth century Tudor revival style favoured by the estate, and make a valuable contribution to the character of the street.

The northern and southern pair (Nos. 1 & 2, and 5 & 6) are listed. They share a high standard of decorative brick or flint work, steep plain tiled roofs with crested ridges and fretted barge boards. Yet they are not mirror images of each other; each makes its own statement within the overall design concept of estate buildings.

The unlisted pair of estate cottages (Nos. 3 & 4) between are simpler in detail but still of interest.





Tudor Revival – 5 & 6



The Railway Station

In most cases, the front of these houses has been developed affecting the setting of the houses, even where they are partly hidden by hedges or fences. The various outbuildings and extensive parking areas, are often over dominant.

Modern versions of these semi-detached houses have been built to the south, while a single hipped roofed house lies on the north side of the railway line

The former railway station, which stands adjacent to the level crossing gates, has been altered in recent times, with works still in progress. It consists of two elements, a house with a slate roof, joined to a single storey platform and booking office wing. The platform canopy has been removed but the details of the building below it remain in place. The style is identical to the other mid-Victorian estate buildings in the conservation area.

Station Farm Cottages adjacent to the station have a round coped brick front garden wall modified to allow vehicular access which serves a gravelled front garden. The cottages are semi-detached with a symmetrical elevation and good details which enhance its appearance.

Meadow Cottage, opposite Station Farm Cottages, is single storey with attic. It has an attractive bracketed timber porch, two hood moulded windows and fretted bargeboards complementing that of the porch below, while the roof is plain tiled.

The wall of Station Farm is noteworthy for its age, being contemporary with the mid-18th century listed farmhouse. It is built of red Norfolk brick, laid in Flemish bond with a shaped and shouldered brick coping. Much of it is now hidden by vegetation. It has a contemporary milestone in front of it.



Meadow Cottage



Station Farmhouse

Station Farmhouse is an excellent example of an early 18<sup>th</sup> century brick house, dated 1716. It has Dutch gables and brickwork of Flemish bond, with decorative brick detailing. The roof of the house is pantiled. Its windows have been altered, but conserve the triple light casements typical of the time of its construction. Two modestly pedimented dormers complete the design, each placed at the outer extremity of the roof plane, again characteristic of the period. The chimney stacks may not be original but are in the correct positions.

The farm buildings at Station Farm are visible from the road and form an attractive setting to the listed building. They include a flint and brick flank wall to the farmhouse garden. The outbuildings range from a low, black-glazed pantiled front range to a set of barns of increasing height and include stables and stock sheds of various dates.

Unfortunately, the house appears to be in poor condition and its garden and outbuildings have been neglected.

## Materials & Architectural Details

The area displays red clay pantiles and plain tiles, terracotta and soft red brick, with elaborate decorative designs from the architecture of the Wodehouse estate. Colour washed walls are common, even the 20th century cottages are rendered. Contrasting with these are the Tudor revival pair of estate cottages which have a thatched roof, fretted barge boards and elaborate chimneys. Green Farm and the gate lodge contrast similarly with their non vernacular use of materials. Flint to the Church, with stone to the gate lodge.

Plain tiles and slate can be found in Station Road, with fine brick detailing and shaped barge boards. Timber windows, with metal casements and leadwork survive but many unlisted buildings now have modern versions in UPVC.



Thatch and eyebrow dormers



'Mock timber' and decorative bargeboards



## Natural Character



Extensive tree coverage on the green

Trees and hedges make a significant contribution to the natural character of the conservation area and its setting.

The Green, on the east side of the main road, is largely surrounded by trees so its impact on the landscape at this end of the Hall estate is screened from approaches from the south, north and east. It does however, create a surprise view and impression at close quarters which adds considerably to the character of this northern part of the conservation area. The church yard also a quite reflective space. In contrast, the southern section is much more open with long views to the west and behind the houses to the east.

## Street Furniture, Walls and Railings



Railway crossing gates

Around the Green are short paling fences or railings to the cottages with flint and brick walls to the churchyard.

There are historic level crossing gates to the Railway.

The K6 telephone kiosk and post box are a rare survival while the village sign and village pump are a focus in the Green.

The milestone is another precious survival.

The road signs at the junction are prominent.



K6 telephone box



# Conservation Management Guidelines

## Highways



The verges on the Green have been eroded in places while the access way to the cottages is in need of attention.

**Consideration should be given to restoring the line of the Green and resurfacing the access ways**

## Painting/colour washing buildings



There is a variety of colours in the area, generally muted pastels to match historic limewash.

**Colours should be well chosen to match existing palette of pastel colours based on historic limewashes.**

## Upgrading Windows and Doors

In some cases windows and doors have been replaced with different materials such as uPVC and/or different styles.

**If door or window frames need to be replaced they should ideally be replaced with the original style of windows and materials. The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past**

## Fencing and walls

It is important to retain the rural character of the area. High front boundaries, outbuildings and car parking with open frontages are often detrimental to the character and appearance of the area.

**Boundary treatments require careful consideration to ensure the rural character of the area is preserved. In Kimberley, front boundaries should be defined by traditional hedgerows, picket fences, railings or walls under 1m.**

## **Traffic**

Concern was raised at traffic speeds on the B1108 through the conservation area affecting the quality of the environment and being unsafe

**Contact county highways to state concerns about traffic. Suggestions included footpath to run between the two parts of the settlement – the green and the station.**

## **Unsightly building adjacent to level crossing**

Concern was raised that these buildings, which are temporary in nature and only given temporary permission,

**Investigate their removal as they only had temporary permission.**

# Appendix 1 (i)

**All buildings are grade II unless noted otherwise:**

## **Listed Buildings**

The Green	Church of St Peter (II*), Green Farmhouse, No 7, K6 telephone kiosk
Station Road	Nos 1 and 2, Nos 5 and 6, Station Farmhouse

# Appendix 1 (ii)

## **Unlisted Buildings of townscape significance**

The Green	Oak Lodge, Green Farm, 1 and 2, 5 and 6, 9 and 10. School Lodge, Walls to churchyard, Post Box, Village sign, Pump, No 8.
Station Road	Station House and former railway station, Station Farm Cottages, Meadow Cottage, Farm buildings at Station Farm, Milestone, Front walls to Station Farmhouse.

# Appendix 2

## 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) section covering “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.

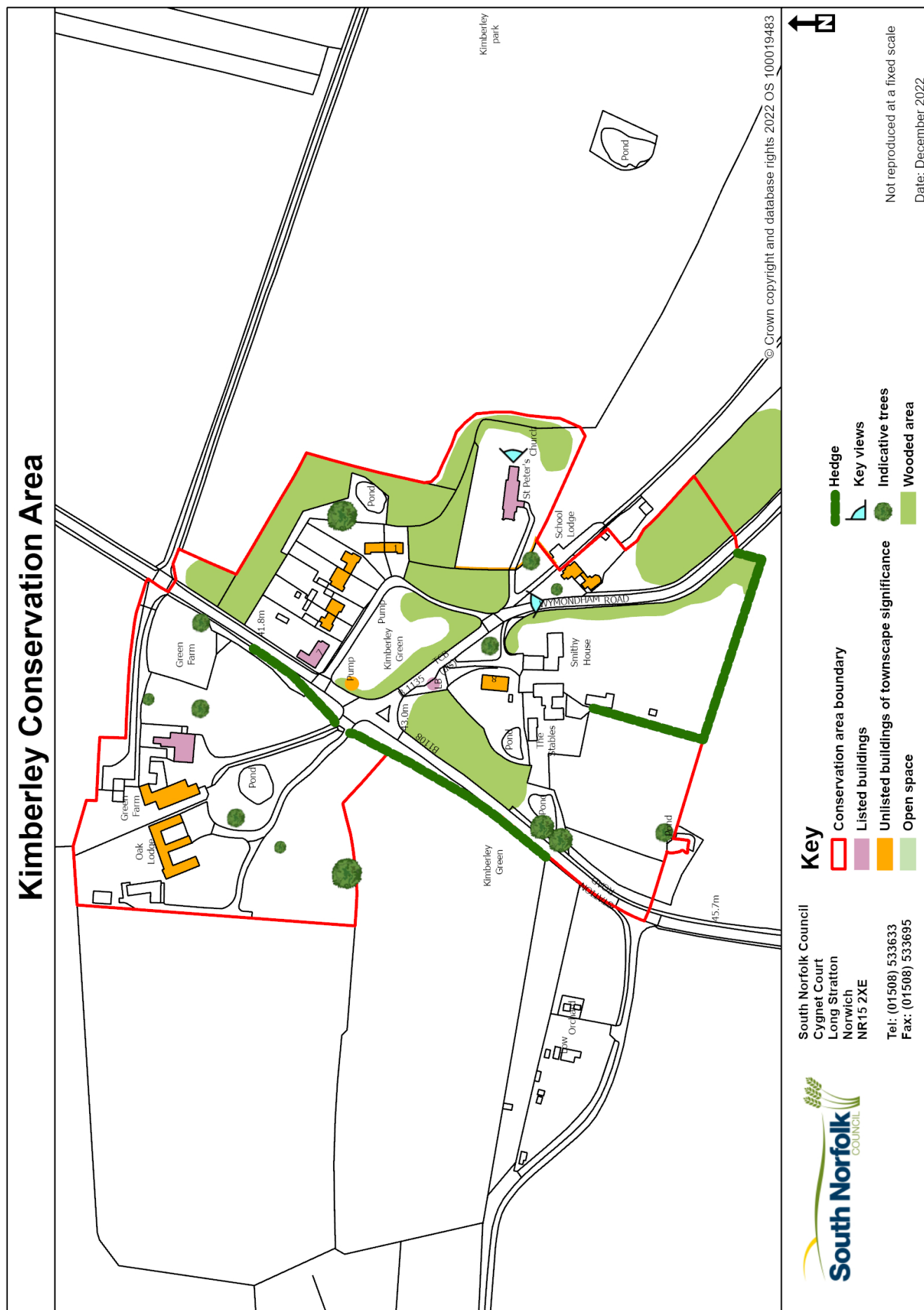
## Public Consultation

An informal ‘walkabout’ of the area was organised with the Parish Council on 23<sup>rd</sup> February 2022. This informed the proposed boundary changes and the conservation management guidelines within the draft appraisal. The public consultation on the draft appraisal took place from 1<sup>st</sup> July to 31<sup>st</sup> July 2022, an exhibition was held at St Peter’s Church in 21<sup>st</sup> July and an officer attended the parish meeting on 27<sup>th</sup> May. The consultation and parish council meeting were advertised through:

- An advert in village notice board and local publicity by the parish council
- The draft appraisal being available to view on the council’s website.
- Emailing Ward Councillors, County Councillors, and the Parish Council.
- 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 corrections were made to the appraisal. There were no changes made to the proposed new boundary.

## Appendix 3





# Kimberley Conservation Area



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NR15 2XE

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## Key

- Conservation area boundary
- Listed buildings
- Unlisted buildings of townscape significance
- ▲ Key views
- Indicative trees

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