



Neatishead

Conservation area
reappraisal and public consultation

What's so special about Neatishead to the Broads Authority?

Neatishead is a quiet, traditional village with its own staithe giving access to Barton Broad via Limekiln Dyke (the name derives from the remains of a limekiln to which lime was brought by wherry). The surrounding agricultural countryside at a higher level conceals much of the village. The roads have numerous twists and turns as they follow ancient field boundaries. The wooded areas to the east and west of the village and the many mature trees within the village, plus the two public open spaces on Street Hill and at the staithe, are extremely important to the character of the village. There are several good views - of the trees along The Street, from the parallel path over fields and from the bridge up to the church at Barton Turf.

Buildings like The Old Laundry, March House, the Victory Hall, the crenellated wall (70m north-west of The Old Laundry) and Iken's Farm are village landmarks. Red brick and red or black pantiles are materials traditionally found in north Norfolk, and they predominate in the pre 20th century buildings in the village. The earlier buildings have steeply pitched roofs some of which were probably thatched (Iken's Farm still is). Roof ridges mainly run parallel to the line of the roads, reinforcing the sense of enclosure, particularly with the terraces in The Street. Many of the cottages in the village were probably built from locally produced materials - local clays are suitable for producing the traditional soft red brick and the remains of a brick kiln were evident until just after the

Second World War. Local materials or similar ones have also been used for later buildings, which has helped to maintain the character of the village. Boathouses are prominent at the water's edge, generally wooden, with modern corrugated sheet roofing replacing the traditional cast iron covering.

There is a pleasing combination of the old and the new in the village. Just outside the conservation area along Irstead road you can take a walk along the Barton Broad Boardwalk to view the broad. Otherwise, unless you have your own boat, the only water you see is glimpses of Limekiln Dyke. The new village hall within the conservation area incorporates elements of sustainable design.

What is a conservation area?

It's an area of special architectural or historic interest which should be protected. The historical combination of local architectural styles and the use of local materials within the wider local landscape creates a local distinctiveness - something special about the area. Distinctiveness varies within counties, just as counties vary and have their own distinctiveness in the country as a whole.

When did Neatishead become a conservation area?

Neatishead was designated as a conservation area in 1975. The Broads Authority is involved because it is the local planning authority for part of the conservation area.





What's happening now?

We have carried out a review of all Broads Authority heritage assets. It is also good practice to review conservation area status periodically, which is why we are consulting you now. As part of the review a reappraisal document for the conservation area has been prepared which examines the history of the village and its special character, and reviews the boundaries of the conservation area. It suggests some changes and highlights some potential problems and opportunities.

What changes are suggested by the Broads Authority as part of the reappraisal of the conservation area?

What does conservation area status mean in practice?

The Neatishead conservation area is centred around Limekiln Dyke, the staithe and the road junctions leading to Irstead and Barton Turf. Part of the conservation area, Hall Road and Iken's Farm, is in the adjoining parish of Barton Turf. The boundary of the Broads Authority executive area is drawn around the properties with access to Limekiln Dyke - so in this area the majority of the additional planning requirements for a conservation area already apply.

New developments, improvements, demolition and tree work must be appropriate and should aim to reinforce special character. We must balance the need to care for the historic environment with the need for change, but any works which could detract from the area need to be carefully considered. We need to understand the character of places and their significance to people - what makes them special to people.

Boundary changes

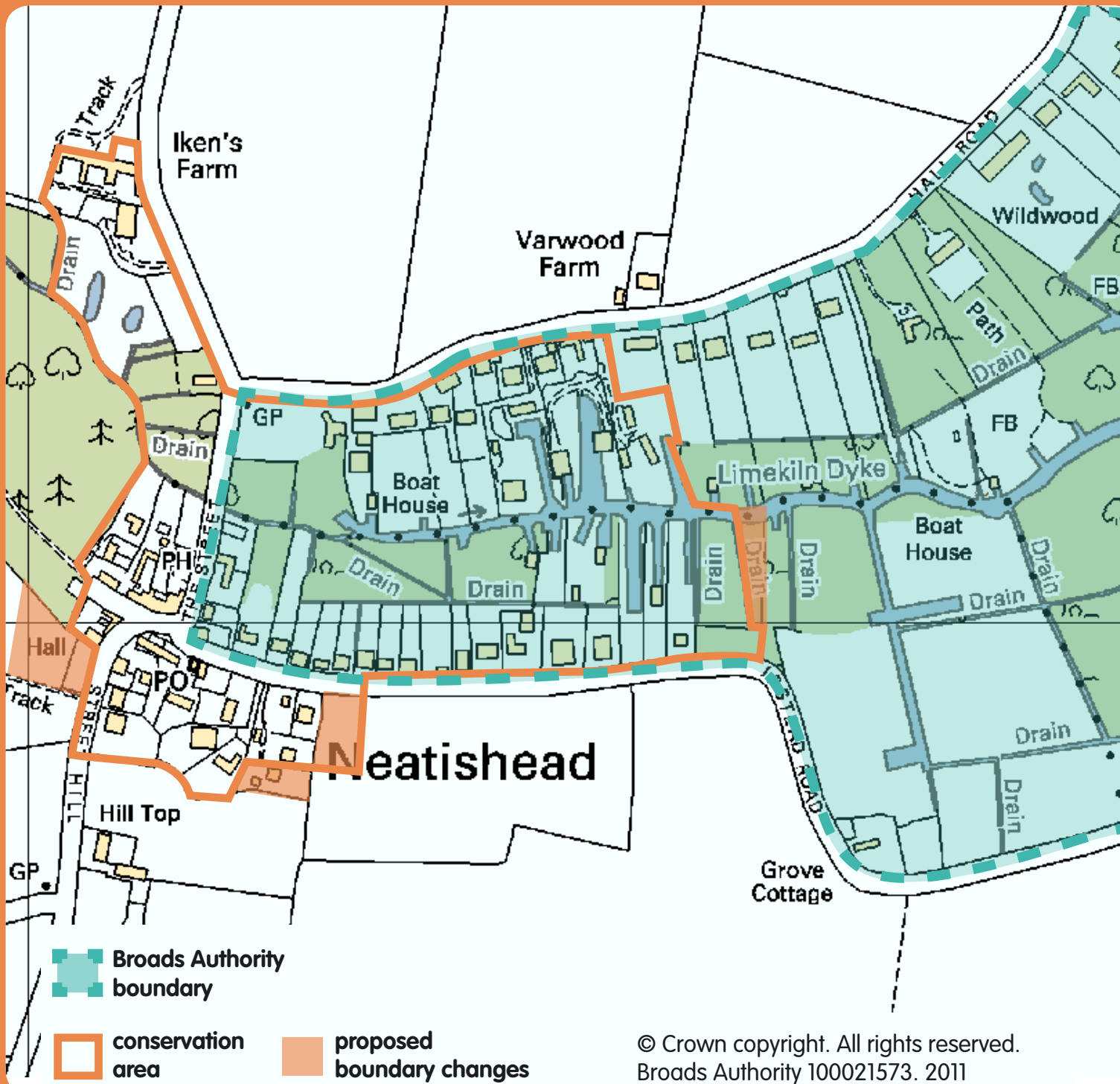
- south-west corner - exclude part of field adjacent to 20th century development
- south-west corner - amend to follow external line of woods

Public areas which could be improved

- telephone cables could be put underground, particularly in The Street and on Street Hill
- general maintenance of the public spaces on Street Hill and at the staithe could be improved
- care should be taken to ensure that future new development is sympathetic to local traditional building styles in scale, form, materials and detailing

What happens next?

The reappraisal document and the results of this consultation will be considered by the Broads Authority's Planning Committee and then by North Norfolk District Council for their part of the area. If this reappraisal of the conservation area at Neatishead is adopted it is expected to start in April 2011. Further copies of this leaflet and full documentation for the reappraisal are available from the Broads Authority.



Map of Neatishead conservation area boundary

Why is Neatishead special to you?

Please tell us by 04/02/2011 - it will help us with the reappraisal, whether or not you think Neatishead should continue to be a conservation area. It will also help us and other Broads villages to think about other conservation areas. Your ideas and feelings about Neatishead are a key part of the reappraisal.

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