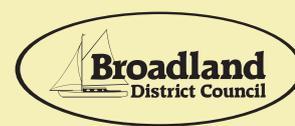


HALVERGATE AND TUNSTALL CONSERVATION AREA



CHARACTER APPRAISAL
BROADLAND DISTRICT COUNCIL
MAY 2007



If you would like this information in a different format, such as large print, audio, Braille or in a different language please call (01603) 431133 and we will do our best to help. www.broadland.gov.uk

HALVERGATE AND TUNSTALL CONSERVATION AREA CHARACTER APPRAISAL

CONTENTS

1. Introduction	2
2. Historical Development	3
3. Location and Setting	5
Form and Character	5
4. Halvergate	6
5. Tunstall	9
6. Traditional materials	10
7. Modern developments	10
8. Things which detract	11

APPENDICES

A. The effect of designation	12
B. Listed Buildings	15
C. Other buildings of interest	16

MAPS

i. Conservation Area Boundary	
ii. Significant trees	

HALVERGATE AND TUNSTALL CONSERVATION AREA CHARACTER APPRAISAL

1. INTRODUCTION

A Conservation Area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. The conservation of the historic environment can enhance the quality of life of those who live or work in the area and, by attracting visitors, can benefit the local economy. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities are required to review existing Conservation Areas and, where appropriate, consider the designation of new ones.

The District Council is committed to the protection and enhancement of the historic environment of Broadland and has already designated a number of Conservation Areas, which it is currently reviewing. It believes that Halvergate and Tunstall have a particular character worthy of conservation. This statement presents the case for their designation as a Conservation Area and sets out boundaries for the area and recommendations for its enhancement.

The special quality of a Conservation Area derives from a number of factors, some of which may be more significant than others in a particular area. They may include:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting

- the character of the spaces between buildings, including walls, hedges and trees and ground surface materials
- views both within the area and from outside.

In Halvergate and Tunstall there are a number of buildings significant in their own right: some Listed, some not. But the special character of both settlements derives principally from the way in which groups of buildings are set in the landscape and are separated from each other by open spaces and trees. Modern residential development in Halvergate has already led to the erosion of some of these separating spaces: further development would put at risk the special character of the village.

The boundaries of the Conservation Area are intended to include both groups of buildings of interest which have been identified and the open spaces and trees which form their setting and keep them distinct from each other. On its east side the Conservation Area at Halvergate takes in three small parcels of land in the Broads Authority area which either have been, or might conceivably be, developed. The Conservation Area at Tunstall lies entirely within the Broads Authority area.

Both settlements lie on the route of the Weavers Way long distance footpath.

2. HISTORICAL DEVELOPMENT



Halvergate and Tunstall on Faden's Map of Norfolk, 1797

Halvergate

In the Domesday survey of 1086, the village is called Halfriate. In a document of 1182 it is referred to as Halvergata. Its meaning is uncertain: the first part of the name probably means "half", the second part possibly "gate", interpreted as meaning an island separating the river into two channels, though it has also been suggested that the whole name may mean "half a heriot" (a currency unit: i.e. a reference to the value of the land).

Finds from the Neolithic period (3000 to 1700 BC) have been made in the parish, suggesting prehistoric settlement. Though now three miles south of the river Bure and four miles from the Yare, Halvergate now stands on the western edge of the flat drained marshland stretching to Great Yarmouth, but in its earliest days it

was a sea port. In the thirteenth century it was granted a market charter, but the dominance of Norwich and Great Yarmouth and the decline in agricultural production after the Black Death in 1348 led to its decline. The rich grazing land resulting from the drainage of the marshes has provided the basis for the village's prosperity over the centuries, as may be seen from the prevalence of marshmen and cowkeepers among the occupations listed in the local directories during the nineteenth and early twentieth centuries.

In White's Directory for 1845 the village is described as "a parish and well-built village, 7 miles west of Yarmouth, of 495 souls and 2675 acres, 2/3 of which are marshes." The landowners were Robert Fellowes, Robert Howard, Cyrus Gillett and "a few small owners". The great variety of occupations listed bears witness to the self-sufficiency of village communities before the twentieth century. In addition to eight farmers, including Edward Dawdy, the curate, the schoolmaster and the parish clerk, there were blacksmiths, butchers, joiners, a bricklayer, a basket maker, a corn miller, a beer seller, three victuallers (at the Crown, the Lion and the Hare and Hounds), an "overlooker of the marsh" and "a gentleman".

By the time of the 1864 Directory the village was taking the first steps into a wider world: a carrier is listed (to Yarmouth every Wednesday and Friday) and a postal service is now available (via Norwich and Acle). But it was the coming of the railway, with the nearest station only three and a half miles away at Reedham, that changed radically the way the village related to the outside world. The building of the grand Primitive Methodist Chapel in 1878 confirmed that the "Establishment" no longer held total sway, while the fine new National School on Marsh Lane was to widen the horizons of the younger generation. The reference to a motor engineer and cycle agent (complete with a telephone) and to a post and telegraph call office in Kelly's Directory for 1937 both mark important changes. The population, at 530, was only marginally greater than nearly a century earlier.

The pillbox and Home Guard Post on Marsh Road and the loopholes in the barn at Whiteacres are reminders that in World War II Halvergate was part of the second line of defence in the event of the enemy breaching the east coast defences.



WWII Loophole in Whiteacres barn

With the advent of radio between the Wars and of television after the Second World War, and with increasing car ownership, the village became less the sole focus of people's lives. While Church and Chapel, village hall and pub survive, the school and the post office have closed. The rapid mechanisation of agriculture and the reduction in the local work force has led to farm buildings and former workers' cottages being sold for conversion to middle class homes, while many new houses have been built for an increasingly mobile population. By mid-2004, however, the population was estimated at only 535, almost unchanged from more than 60 years earlier.

Tunstall

The name of this hamlet derives from an Old English word for the site of a farm or for a farmstead.

White's Directory for 1845 describes Tunstall as being "8 miles west of Yarmouth [with] 116 souls and about 1611 acres of land, mostly of the property of Andrew Fountaine Esq." The nave of the church had long been in ruins. The surviving chancel had been walled off in 1705 and was to be extended in 1853. In 1864, according to the Directory for that year, "J Stracey (Bart) [had] a small estate here." Occupations in the parish at this time underline the importance of both the marsh and the river Bure to the local economy: they include two farmers, a marshman, a coal dealer and wherry owner, a victualler (at the Stracey Arms) and the parish clerk. By this time there was a post from Norwich, via Acle.

In 1935 the civil parish of Tunstall was added to that of Halvergate. The chief landowners at this date were Edward Stracey and the Trustees of the late W.W. Key and the Lord of the Manor was Robert More.

3. LOCATION AND SETTING



Halvergate from the marsh

Halvergate

Though not more than sixteen miles from Norwich and eight miles from Great Yarmouth, Halvergate is relatively cut off from outside. It is situated on the western edge of the, now drained, great marsh which lies between the rivers Yare to the south and Bure to the north and stretches eastwards to Breydon Water and Great Yarmouth. There are no further villages or roads to the east, while to the south, beyond Freethorpe, travel is confined to the ferry at Reedham. Until the building of the Acle Straight and the Branch Road across the wide marshes, the only land link would have been westwards to Norwich via by-ways and small villages, and eastwards along the Stone Road and the Fleet Dyke to Great Yarmouth.

A sense of isolation is very apparent as one approaches the village across the marshes from the Stracey Arms: the village is set on rising ground against a backdrop of trees, in marked contrast to the flat foreground. The south-western approach on the other hand, whether from Freethorpe or Moulton, is over gently undulating countryside. But here there is a gentle descent towards the junction by the Village Hall before the ground rises again past the church towards the centre of the settlement. Thus from both sides Halvergate has the clear, distinct image of a village "set on a hill". From Tunstall to the north and Wickhampton to the south the approaches to the village roughly follow a level contour along the edge of the marsh to the east.

Tunstall

The only road access to Tunstall is by way of Halvergate, less than a mile to the south. East of the church, the road dips slightly before rising again and turning north towards Staithe Farm and ending at Tunstall Dyke. Main rail and road cross the dyke, but these seem as if they are intrusions from another world. The only true link here is with the river Bure which, before the coming of modern road transport, was the main outlet for the produce of Tunstall.

4. FORM AND CHARACTER: HALVERGATE

Building clusters and associated landscapes, walls and views

Ten clusters of buildings of interest, with associated landscapes, walls and views, have been identified:

(i) The Street (west)

This cluster is centred on the War Memorial at the junction with Sandhole Road. It includes (a) the outstanding group of former barns of Hall Farm, (b) an attractive group of houses and cottages, including the Thatched House and Beechwood House, (c) Stone Cottage and (d) the Church and adjoining cottages. The outbuilding to Pond House, unremarkable in itself, is important in the way it extends out to the street and separates the open spaces on either side. Converting barns to houses must inevitably affect their character, but it may nevertheless be the only way to conserve them.

Important landscape features include (a) the curve and gentle fall of the Street, (b) the pond, the small green in front of the Church, (c) the trees round the Church and behind the Pond and Stone Cottage, (d) the trees and extensive grounds of the Rookery, (e) the green round the War Memorial and the Village Sign, (f) the trees bordering the field east of the War Memorial, (g) the trees in the former entrance to the Hall and (h) the trees and grounds of Beechwood.



The Sandhole field from The Street

Important walls include (a) the churchyard wall, (b) the wall north of Blacksmith's Cottage and linking to Swallow Barn, (c) the wall round the former entrance to Halvergate Hall and continuing to an outbuilding along Hall Farm Close. (It is unfortunate that the original gateway has been replaced by one of mediocre design).

Good views include (a) looking north-east from the War Memorial through the trees in to the field and the attractive former "sandhole" beyond, (b) looking south-west from the War Memorial towards the Thatched House and surrounding buildings, (c) looking west down the Street with the Church on the right, (d) looking east up the Street past Church Lodge and the Church (just visible above the trees) with the trees of Beechwood on the right, (e) looking north-east towards Stone Cottage and the pond with the trees behind.

(ii) The Street (east)

This cluster includes Dawdy's Farmhouse (but now without its barn and associated farm buildings to the east), Waycott Forge, two terraces of cottages, the Old Post Office and its outbuildings (those to its east now apparently no longer within its curtilage.) and the Thatched Cottage (in Wickhampton Road). The outbuilding to the Old Post Office is important in the way it extends out to the Street and provides, with Waycott Forge opposite, a visual "pinch point", separating the traditional part of the Street from the modern "suburban" development beyond.

Important landscape features include (a) the chestnut trees in and around the field east of the War Memorial, (b) the trees in the grounds of the Hall and (c) the garden in front of Dawdy's Farmhouse.

Important walls include the garden walls to the Old Post Office.

Good views include (a) looking east along the Street towards Waycott Forge and the outbuilding to the Old Post Office opposite and the Thatched Cottage beyond (b) looking south-west towards the former barns of Hall Farm, with trees on the right.

(iii) The City

This is a scattered group of cottages in a cul-de-sac sloping down towards the marshes to the east. At one time it was quite separate from the main village centred on the Street. Then a series of widely spaced pairs of semi-detached houses was built in the late nineteenth century along Bakers Road. Finally, the recent development on both sides of Bakers Road, essentially “suburban” in form, has joined these two parts of the village together. However the lie of the land and the “casual” layout of its buildings, gardens and paddocks allows the City to retain much of its essential character.

Important landscape features include (a) the many small open spaces between and behind the houses and (b) the slope down from the junction with Bakers Road coupled with the hedges on either side of the road which clearly separate the City from the main village.



The City

Good views include (a) looking downhill past Doubleridge and The Cottage towards the marshes beyond and (b) looking north past Red House and Sunny South between further cottages either side to others beyond.

(iv) Part of Marsh Road, centred on the Red Lion public house

This group includes the Red Lion itself set back behind a forecourt, together with Sunnyside next door, Storrs (a substantial house nearly opposite), a cottage and outbuildings adjoining the Laurels, and cottages in Frog’s Alley. It also includes, albeit set apart from the others, the Methodist Chapel in Chapel Road. Recent “suburban” development alongside this traditional group has changed its setting.

There is an important piece of wall between the outbuildings west of the Laurels.

Good views include (a) looking from Marsh Road towards the Red Lion public house with the forecourt in front, (b) looking up Chapel Road with the Methodist Chapel on the right, (c) from just past the Chapel looking across the fields towards the marshes beyond, (d) looking eastwards from the junction of Marsh Road and Squires Road down hill to the marshes in the distance.

(v) Crowe’s Farm

Open fields on both sides of Chapel Road separate Crowe’s farmhouse and its outbuildings from the village proper. A few houses have recently been built on the north side of the road, joining an earlier pair of semi-detached houses. But this part of the village remains essentially open countryside, important to the setting of both village and farm. This would be seriously compromised by further development. Crowe’s Farm is an important element in the view of the village from Branch Road.

(vi) Track between Chapel Road and Squire’s Road

This cluster comprises a number of cottages on or adjacent to this unmetalled track, together with pairs of semi-detached inter-war houses and the White House on Squire’s Road. An open field still separates the group from the rest of the village, although new houses on the opposite side of Squire’s Road all but link it to the converted former school and the modern development along the south side of Marsh

Road. Again, further development of these fields would very considerably alter the character of the village.

Important landscape features include (a) trees along the north side of the track, which link up with trees along Squire's Road, (b) the dell on the north side of the track, probably a former sand working.

Good views include (a) looking west from the junction with Chapel Road with cottages on the right, (b) looking north through the trees into the dell.

(vii) Halvergate House

The importance of this group of buildings is recognised by the Listing of the house itself, its garden walls and its barn (now converted). The group also includes two cottages on the opposite side of Squire's Road.

Important landscape features include (a) the open fields to the south on both sides of Squire's Road and (b) the trees along Squires Road.

There is a good view looking north along Squires Road with, on the left, trees and then the garden wall of Halvergate House.

(viii) Whiteacres Farm

This group includes the farmhouse itself and its outbuildings. The low thatched barn hard against Tunstall Road, with the farmhouse and outbuildings beyond give a firm traditional edge to the settlement at its northern approach.

There are important walls running east and south from the thatched barn.

(ix) The Rookery

Though largely hidden by trees this Listed house and its stable block are of special interest in themselves.

Important landscape features include the parkland to the south of the house and the trees within and around it. The trees along the west side of Sandhole Road and behind Stone Cottage are of importance to the village as a whole: any development here would be detrimental to the character of the centre of the village and of its approaches.

Good views include (a) looking south-east from the junction of Marsh Road and Sandhole Road through the trees into the dell opposite the Rookery, (b) looking south from Sandhole Road through the trees towards the former barns of Hall Farm.

(x) Halvergate Hall

Though from many angles hidden from view, this Listed house and its outbuildings are important in their own right.

Important landscape features include the parkland associated with the house and the trees within and around it. These are important both as a setting to the house and as a backdrop and boundary to the south of the village.

There is a good view looking from Wickhampton Road across the park to the Hall.

Good views of the village from outside

These include (a) from Branch Road looking west across the marshes, with Crowe's Farm in the middle distance and the roofs of the village beyond against a backdrop of trees, (b) looking west up Marsh Road with the World War II pill box in the foreground, (c) looking north-east from Mill Road, with the Church among the trees to the left and Halvergate Hall to the right, (d) looking south-east from Moulton Road towards the terraced house on Church Avenue, with the Church tower visible behind the trees beyond, (e) looking south from Tunstall Road with the barn of Whiteacres in the foreground and the farmhouse behind and the former barn of Halvergate House to the left.

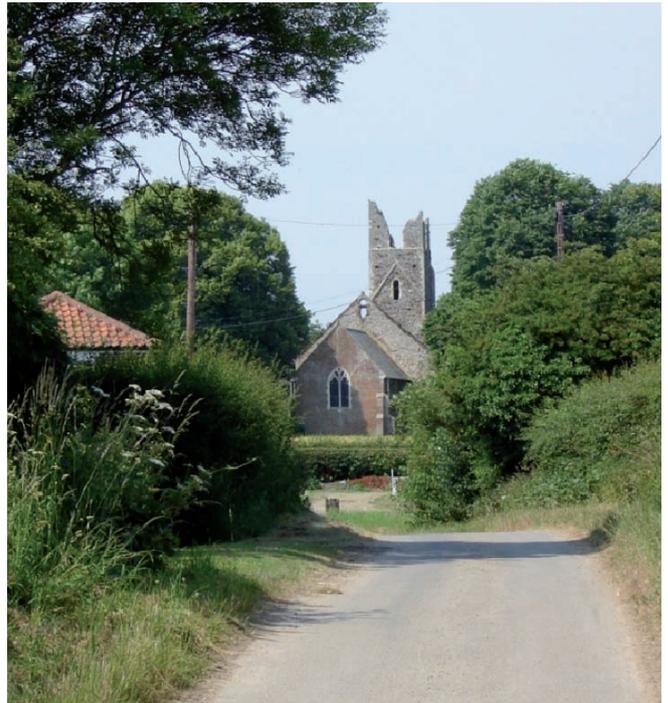
Important hedgerows

There are several hedgerows (hedges and trees) which make an important contribution to the character of the village, although they are not directly associated with any of the clusters of buildings identified. They include: (a) along the north side of Marsh Road between Chapel Road and Squires Road, (b) along both side of Marsh Road between Chapel Road and Squires Road, (c) along the east side of Tunstall Road from Marsh Road to Oaklands Close.

5. FORM AND CHARACTER: TUNSTALL

Tunstall is a small hamlet. The principal cluster of buildings in the Conservation Area includes three Listed buildings in close proximity to one another: the Church, Tunstall Hall and the Manor House. It also includes the barns and other buildings of the two farms, notably the fine Manor barn. There are important trees and hedgerows associated directly with all three buildings. The green triangle at the road junction in front of the Church marks the centre of the settlement. The approach from Halvergate is characterised by hedgerows on either side of the road. The field and its trees south of the Manor House are an essential part of the setting of the barn.

The landscape east of the Church, where the road dips down to the pond, is attractive in itself and it is also an essential part of the setting of the Church. The buildings in this part of the Conservation Area are widely separated: they include a house (formerly two cottages) opposite the pond and a terrace of cottages at the junction of Marsh Road and Low Farm Road. Two pairs of semi-detached houses on Staithe Road dating from the 1930s are included in the Conservation Area because of their relationship to the pond. There are important groups of trees east of Hall Farm, round the pond and on the south side of Marsh Road. There is a "traditional" red telephone box which "punctuates" the scene on the south side of the road east of Hall Farm.



Tunstall Church

Good views include (a) on the approach from Halvergate with the ruined church tower among the trees, (b) looking west from the pond towards the Church, (c) looking north over the marshes from the junction with Low Farm Road, (d) looking east from the farm road of Manor Farm to the Church.

6. TRADITIONAL MATERIALS

The particular character of both Halvergate and Tunstall owes a great deal to the use of a limited “palette” of building materials. Some of these are indigenous to the district (e.g. red bricks, red pantiles, thatch); some have traditionally been “imported” from other parts of Norfolk (e.g. flint, gault bricks); still others have been “imported” from further afield (e.g. stone and - since the nineteenth century - slate). As one would expect, the “imported” materials are mostly confined to the more prestigious buildings (e.g. stone and flint for the Churches, gault brick and slate for the larger Georgian houses – Halvergate Hall, Halvergate House, The Rookery). But as time went on, hitherto expensive materials became commoner (e.g. slate on the Old Post Office). On the other hand, some previously cheap materials have now become very expensive. Thatch is a particular case in point because it has to be renewed from time to time - though usually only in part, provided it has been regularly maintained. In some cases thatch has been able to be renewed despite serious decay (e.g. the converted barns of Hall Farm and the barn at Whiteacres), in other cases it has been replaced by corrugated sheeting (e.g. on farm buildings) or tiles (this is likely to have been the case with many of the older cottages).

Ground surfacing materials are an important, but often forgotten, element in a village. In Halvergate and Tunstall public roads and footpaths are in general finished with tarmacadam (or asphalt), though there remain a number of rough non-surfaced tracks and paths. (e.g. by the Church). The further loss of surviving non-surfaced area would be regrettable. Some modern residential closes (e.g. Dawdy’s Court) have roadways paved with concrete blocks in imitation of granite setts, which are reasonably convincing. Many newer houses have drives paved with imitation bricks, also made of concrete, or loose granite chippings - both suburban in character.

7. MODERN DEVELOPMENTS



The impact of modern developments on the overall character of Halvergate - its extent and the way it has eroded some of the open spaces in the village - has been referred to already. But equally significant is its design. Layout, building materials, architectural details, ground surfacing, boundary treatment, proportions, scale and, not least, the relationship with existing buildings and the landscape: all these are important factors. While some of the newer houses are in themselves well detailed (e.g. at The Street/Barker Road, Dawdy’s Court, Penny Rise, Old Post Office Court), all the modern residential developments are essentially suburban in concept. with little attempt to fit the character of the village. Fresh architectural thinking, aimed at tailoring layout and design to suit the setting, is needed if new buildings are to enhance the character of the village.

8. THINGS WHICH DETRACT FROM THE CHARACTER OF THE VILLAGE

The character of an historic village can over time be all too easily eroded by an accumulation of minor details. Many examples of such details can be seen in Halvergate. Many are the result of repairs or improvements to old buildings. Others arise from new developments. They include:

- The demolition of traditional buildings (e.g. farm buildings at Dawdys Farm).
- The felling of important trees in association with new developments.
- Fencing of concrete posts and vertical boarding in prominent positions in new developments and conversions, where traditional brick walls would be more appropriate (e.g. to barn conversions Hall Farm, new developments at Old Post Office, by entrance to Old Hall Cottages, at Beechwood and adjoining The Red Lion).
- Poorly designed iron railings and gates. Good wrought iron work is now expensive and hard to come by: simple designs based on tradition tend to look best.
- Inappropriate replacement windows (e.g. top-hung windows masquerading as sliding sash window; fixed and opening sections arranged asymmetrically in casement windows; too narrow cills; windows set too far forward in their openings; PVC windows with wide frames replacing traditional wood windows with refined mouldings).
- Use on modern buildings of “traditional” building styles unrelated to the district (e.g. “half-timbering”).
- Substandard modern outbuildings in prominent locations (e.g. shed with blue sheet roof east of Stone Cottage).

Decaying or derelict buildings in need of repair include:

- The outbuilding east of the Old Post Office.
- Cottage, outbuildings and wall west of The Laurels in Marsh Road.

Walls and railings in need of major or minor repair include:

- Garden wall at Halvergate House
- Railings to field east of War Memorial
- Wall in front of Churchyard
- Wall south of barn at Whiteacres

Site in need of appropriate landscaping:

- Small parcel of land west of Hall Cottages, The Street

Overhead cables, which can detract from the character of an historic village, are reasonably unobtrusive in Halvergate and Tunstall: the large number of trees and high hedgerows minimises their visual impact.

APPENDIX A

THE EFFECT OF DESIGNATION

DESIGNATION

Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to identify Conservation Areas and to designate them after consultation with the Parish Councils concerned, statutory undertakers and with other interested bodies.

PUBLIC PARTICIPATION

Any application for permission to carry out development which affects the character or appearance of the Conservation Area must be publicly advertised on site and in the local press not less than 21 days before it is determined by the Local Planning Authority. This may in some cases apply to developments on the fringe or margins of the Conservation Area where it is considered the proposed development may affect the character or appearance of the Conservation Area.

DEVELOPMENT CONTROL

New Development

The local planning authority, as a general rule, will require that all planning applications for building works are accompanied by detailed plans and drawings. These drawings should illustrate proposed elevations in relation to existing and adjoining buildings or their immediate surroundings.

The local planning authority must pay particular regard to the character of the Conservation Area and the possible effect any proposed development may have. Factors taken into consideration will be layout of buildings, scale, shape and form. A high standard of design and materials will also be expected. Peripheral elements such as design of walls, fences, planting and the visual effects of providing for vehicular traffic, e.g. access, parking areas, vision splays will similarly be considered.

It is desirable, therefore, that details of proposals should be discussed with Planning Control Officers or Conservation Officers at an early stage, preferably before submission of formal planning applications.

Alterations and Extensions/ Permitted Development

The form of control relating to alterations and extensions differs between Listed and unlisted buildings within Conservation Areas. The Town & Country (General Permitted Development) Order 1995 permits, within certain limits, alterations or extensions to any building* without the need to obtain specific planning consent. However, any proposal to alter or extend a Listed Building, within the limits of permitted development, requires Listed Building Consent if, in the opinion of the local planning authority, this would affect its character. Beyond the limits laid down in the Town & Country (General Permitted Development) Order 1995 both planning permission and Listed Building Consent will be required.

Owners of unlisted buildings can extend or alter their properties within the limits of permitted development without the need to obtain Listed Building Consent. In some situations such alterations or extensions can have a detrimental effect upon the visual amenity of the street scene and character of the Conservation Area.

The local authority would therefore encourage owners who wish to alter or extend their houses, to do so in a sympathetic manner. The authorities' Conservation Officers will be pleased to give advice on matters of design and use of materials.

Specific attention is drawn to the amendment of permitted development rights introduced by the Town and Country (General Permitted Development) Order 1995.

“In Conservation Areas, roof extensions and external cladding to a dwellinghouse, are no longer classed as permitted development. Planning consent must therefore be obtained”.

If the local authority is satisfied that in the interests of conservation it is necessary and expedient to bring under control any particular class or classes of ‘permitted development’, application may be made to the Department of the Environment, Transport and the Regions for a Direction under Article 4 of the Town and Country (General Permitted Development) Order 1995, for that purpose (see Section 5). In Halvergate in order to protect the character and appearance of the Broads landscape directions may be made which relate to waterways or the built environment.

*building means in this case, a dwellinghouse Town and Country (General Permitted Development) Order 1995.

Demolition

With minor exceptions, no building within a Conservation Area may be demolished without the consent of the local planning authority. Additionally, demolition of a ‘Listed Building’ requires Listed Building Consent and the approval of the Secretary of State.

Where a building which is of particular importance in maintaining the character of a Conservation Area has been allowed to decay, the Secretary of State may direct a local authority to ensure that repairs necessary to make the building weatherproof are carried out.

Tree Preservation

It is an offence to fell, lop, top, cause wilful damage, destroy or remove a tree in a Conservation Area without first giving the local planning authority at least 6 weeks notice in writing. In that period, the authority may either seek to preserve the tree by serving a Tree Preservation Order in which case express consent then be obtained for any remedial work. If no such Order is served then work can proceed.

For trees which are already the subject of Tree Preservation Orders express consent of the local planning authority must be obtained before any remedial work is undertaken.

DESIGN GUIDANCE / HEDGEROW LEGISLATION

Window Replacements

Window replacements are often the most serious threat to the appearance of our conservation areas and may even affect the value of properties.

The replacement of timber windows with PVCu is likely to result in several problems

- The material cannot reproduce profiles and detailing of traditional joinery
- The variety can destroy the visual harmony of the streetscene
- The material is not as easy and economic to repair as timber
- It does not have the biodegradable qualities of timber when redundant, creating an environmental land fill hazard.

NB: All complete window replacements are now required to achieve minimum insulation values – please consult the Building Control Section at Broadland District Council.

In the interests of conservation, local authorities are also empowered to relax the requirements under Building Control Regulations when considering proposals for the restoration or conversion of historic buildings.

Other repairs that can have a detrimental impact include:

- Alterations to roofing materials
- Inappropriate repointing techniques
- Inappropriate repointing materials
- Painting, rendering or cladding brickwork
- Removal of decorative architectural features such as stone or window surrounds

- Installing modern plastic rainwater gutters and downpipes

Careful repairs are as important as major alterations and extensions.

Important Hedgerows

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

- It is against the law to remove most countryside hedgerows without permission.
- To get permission to remove a hedgerow you must notify your local planning authority.
- If the authority decide to prohibit removal of an important hedgerow, it must let you know within 6 weeks.
- If you remove a hedgerow without permission (whether it is important or not) you may face an unlimited fine, you may also have to replace the hedgerow.
- For further information regarding the hedgerow legislation see D.O.E. leaflet 'The Hedgerow Regulations – Your Questions Answered'.

Broads Authority

Within the area of the Broads more specific policies which relate to safeguarding the quality and character of the Broadland landscape, particularly the Broads and waterways, are contained in the Broads Local Plan.

GRANTS

Grant assistance may be available for both listed and unlisted buildings or structures which are of amenity value to the conservation area, both for repair and enhancement. Grants may also be available for tree work / planting. Contact the Conservation Section at Broadland District Council.

APPENDIX B: LISTED BUILDINGS

The following buildings in the Conservation Area are included in the current statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State for the Environment in 1987. Detailed descriptions of these buildings can be found in the Department of the Environment's publication, which may be viewed at the Council's offices.

Ref. No. / Grade / Building

Halvergate

4/56 I Church of St Peter and St Paul, The Street

4/57 I Former tower finial 22cm SW of SW nave buttress of Church

4/45 II Red Lion Public House, Marsh Road

4/49 II The Rookery, Sandhole Road

4/54 II Halvergate House and E and W Garden Walls, Squires Road

4/55 II Barn 50m N of Halvergate House, Squires Road [converted to residential use since Listing]

4/58 II Stone Cottage, The Street

4/59 II The Old Post Office, The Street

4/60 II Hall Farm Barn, 59 m S of War Memorial, The Street

[converted to residential use since Listing: "Swallow Barn"

and "Owl Barn"]

4/61 II Barn at Manor Farm, 61 m SE of War Memorial, The Street

[converted to residential use since Listing: "Harrier Barn"]

4/62 II Barn at Manor Farm, 30 m SE of War Memorial, The Street

[converted to residential use since Listing: "Horseshoe Barn" and "Chestnut Meadow Barn"]

4/63 II Halvergate Hall, The Street [entrance now from Wickhampton Rd.]

4/64 II Dawdys Farmhouse, The Street

Tunstall

4/69 II* Remains of Church of St Peter and St Paul, Tunstall Street

4/67 II Hall Farm House, Tunstall Street [formerly Listed as The Hall and Barn]

4/68 II Manor House, Tunstall Street

APPENDIX C: BUILDINGS OF INTEREST BUT NOT LISTED

The following buildings within the Conservation Areas, though not included in the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State, are nevertheless considered by the District Council to be of sufficient interest to warrant every effort being made to maintain their historic character. Some may merit being added to the statutory List: suggested possible additions to the List are marked with an asterisk (*).

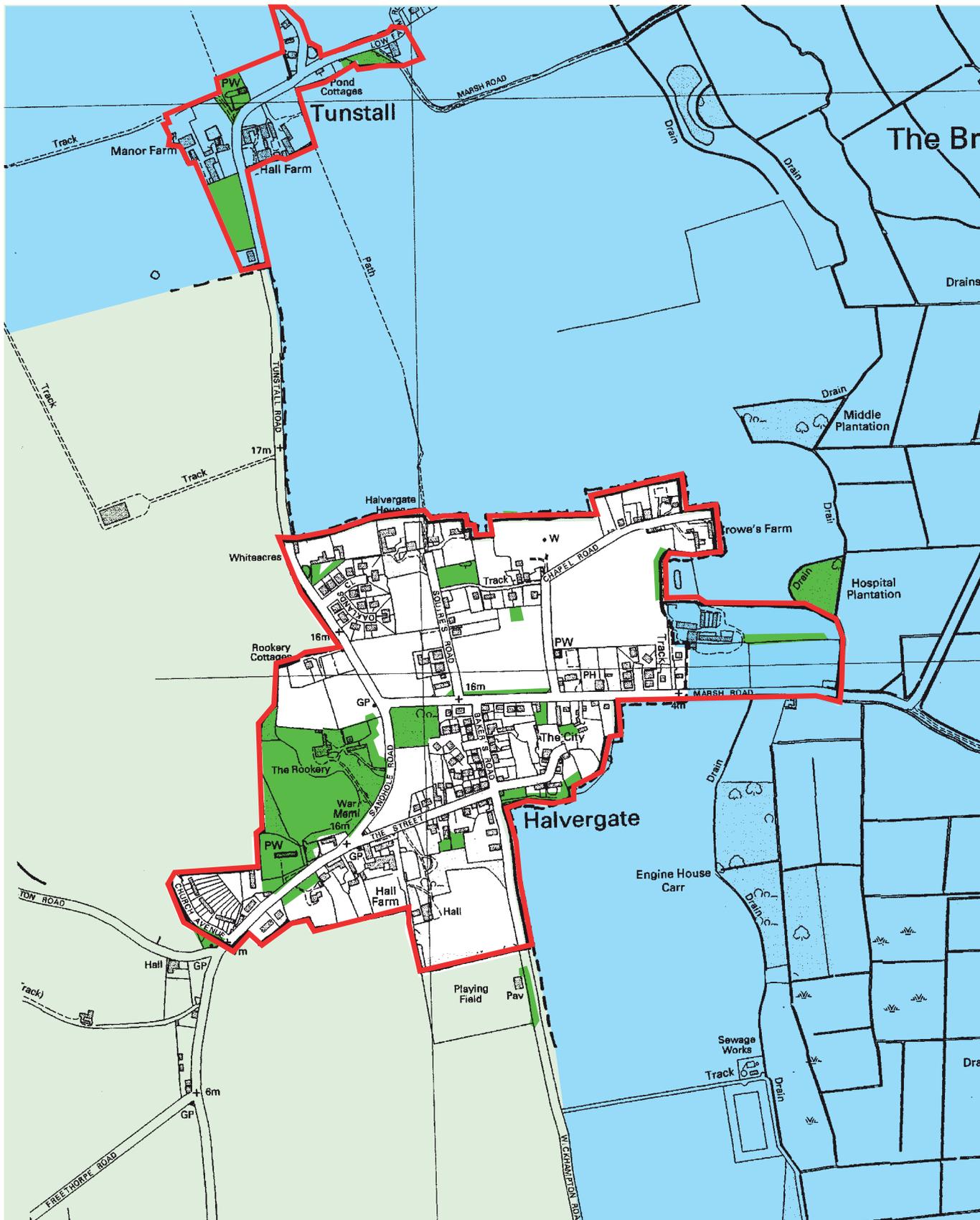
Halvergate

- The Street, north side
- Crown House
- Church Cottage
- *Church Lodge
- War Memorial
- Walls surrounding front garden to Old Post Office
- The Street, south side
- *Beechwood House
- Outbuilding to Beechwood House
- Pond House
- Outbuilding to Pond House
- *The Thatched House
- Blacksmiths Cottage
- Honeysuckle Cottage
- Cottage south of Honeysuckle Cottage
- Rose Cottage
- Wall north and east of Blacksmiths Cottage
- Outbuilding on east side of Hall Farm Close
- Wall surrounding former entrance to Halvergate Hall
- Old style telephone box
- Waycott Forge
- Victoria Cottages
- Sandhole Road
- Stables to The Rookery
- Tunstall Road
- Whiteacres
- Outbuildings to Whiteacres
- Barn north west of Whiteacres
- Squires Road
- Outbuildings west of Halvergate House

- Rose Cottage [? - how far is this a re-build]
- Cottages east of Rose Cottage
- The White House
- Chapel Road
- Far End Cottage and adjoining cottages
- Wyands Corner (on track leading off Chapel Road)
- Cottage attached to west of Wyands Corner (on track as above)
- Brick Cottage (on track as above)
- Pair of cottages east of Stonechat Cottage (for tumbled gable)
- Crowes Farm
- Outbuildings to Crowes Farm
- Primitive Methodist Chapel
- Marsh Road, north side
- School Lodge Guest House (former school)
- Sunnyside
- World War II pill box
- World War II Home Guard observation post
- Marsh Road, south side
- Storrs
- Cottage, outbuildings and wall west of The Laurels
- The Old Cottage, Frogs Alley
- Cartref, Frogs Alley
- Wickhampton Road
- The Thatched Cottage
- The City, north side
- Sunny South
- Mallet House
- The City, south side
- Doubleridge
- The Cottage
- Ambleside

Tunstall

- Barn at Manor House
- Outbuildings at Manor House
- Barn at Tunstall Hall
- Old style telephone box
- Pond Cottage
- Terrace of cottages at junction of Marsh Road and Low Farm Road



This copy has been produced specifically to supply an individual with authority information. No further copies may be made.

This material has been reproduced from the Ordnance Survey digital data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Licence No.10002319

-  Conservation Area
-  Area of Broads Authority
-  Important groups of trees

 NORTH 1:5000



