



Loddon & Chedgrave

Conservation Area Character Appraisal and Management Guidelines

December 2016



Content

Introduction	3
Historical Development	4
Character Assessment	6
Conservation Management Guidelines	16
Appendix 1 - Townscape and Buildings	21
Appendix 2(i) - Listed Buildings in Harleston Conservation Area	29
Appendix 2 (ii) - Unlisted Building in Loddon Conservation Area which are of townscape significance	30
Appendix 3 - Policy & Consultation	31
Appendix 4 - Conservation Area Boundary	33
Appendix 5 - Historic Map	34
Appendix 6 - Streetscape	35
Appendix 7 - Natural Character	36

Introduction

Loddon has many characteristics of a typical market town with its historic streets and focal point at Church Plain. Its setting on the edge of the Norfolk and Suffolk Broads and its association with the river, combine to enhance its value and interest.

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. Loddon Conservation Area was originally designated in June 1975. The majority of the conservation area is within the South Norfolk Council area, but the area either side of the River Chet, east of Bridge Street, is within the Broads Authority Executive Area as indicated on the map in Appendix 4.

This document should be read in conjunction with the National Planning Policy Framework, Planning Practice Guidance, the South Norfolk Adopted Local Plan, South Norfolk Place Making Guide, the Broads Authority Adopted Core Strategy (2007) and its Development Management Policies DPD (2011) and saved Local Plan Policies (2003 and 1997 respectively).

Within the town a large number of buildings, date from the late 18th and 19th centuries, the majority being in red brick, although larger more elegant town houses together with more elaborately designed public buildings provide a variety of architectural styles. Some of the buildings do have earlier interiors but with later facades and fenestration. A small number of shop fronts in the centre of the town also provide further interest to the street scenes. Both Loddon and Chedgrave have large areas of river meadows that reinforce the rural character of the town. Moving north to south there are three key open spaces along the main street through Loddon: Farthing Green, Church Plain (former Market Place) and The Staithe. In Chedgrave there is the open area in front of the White Horse public house and the large rural setting around the church.

Key Characteristics

- Market town with market square
- Shopfronts
- Many 18th & 19th red brick houses prominent along main streets
- Larger elegant town houses and public buildings
- Prominent Mill building
- River with extensive area of meadows
- Two medieval Churches in key locations

Historical Development (also see historic map in Appendix 5 page 34)

From early times, there appears to have been two focal points in Loddon; the ford and the mediaeval road by Pye's Watering. Originally, the River Chet (formerly called the River Loddon) was only navigable to Pye's Mill and, consequently this area was a larger settlement than today. The River Chet was an important trading spur off the main river system. Although outside conservation area, the discovery in 2013 of the substantial remains of a mediaeval boat is evidence of the importance of this part of the river system during that period.

The river crossing was unreliable and regularly flooded until the construction of the mill, road and bridge in the 18th century. At the end of the 19th century a channel was dug to extend the navigable water to The Staithe .



Holy Trinity Church at Church Plain

In Domesday Book (1085) Loddon is referred to as Lodnam, Lothna or Lotha, derived probably either from a Danish personal name, and referring to a settlement of the Lodings or Lothings, or from Lutna (a muddy river). In 1085 Loddon was a village within the 'hundred' of Loddon and in the manor, whose lords later took the surname of Bacon. (Bacon's Manor was first north-east of the present churchyard).

In the 15th century the manor passed to the Hobarts, and it was Sir James Hobart of Hales Hall who completed the splendid Church of the Holy Trinity in 1496.

Rights to hold a fair and a market were granted in 1269: the market on Fridays, the stock and cattle fair on Easter Monday. The latter had declined by the end of the 19th century. In the 1841 census, Church Plain is referred to as "The Fairstead".

The parish was relatively wealthy from its ownership of property which included a cottage and land by Church Plain and a farm of 80 acres. These brought in £123 rent in the 1840's, which was allocated to the Church, parish amenities and the poor.

The Guildhall was an ancient timber framed building housing "The Clink" which was demolished to build the school (now the library). The school was built by public subscription and a loan against the revenue from Town Farm. Town Farm itself was sold in the 1940s and the only remaining Town lands are the 7 acres on Loddon Common and grazing marshland to the east of the village. The Town Hall (1870) and the Methodist Chapel (1894) were other notable public buildings of the period.

The population of Loddon parish was 799 in 1801, rose to 1211 by 1851, and then fell again slightly by 1901. It stood at 1242 in 1961 (an increase of only 31 over 1851) and at 1272 in 1971. The nett figures appear not to have been affected by the opening of the wharves in 1884 for a regular wherry service to Norwich and Yarmouth. The figure for the second half of the 20th century has been greatly affected by the building of new estates to the south and west of the village. The population was 1484 in 1981, 1944 in 1991 and 2400 in 2000 which reflects the significant level of new house building in the parish. Since 2000 there has been some further smaller scale residential development in the town and the 2011 figures indicate the population to be 2,648 living in 1,179 separate households.



Looking towards Bridge Street
from Church Plain



Bridge Street



View of the Fox & Hounds
(now a dwelling) looking east
along Beccles Road

Chedgrave

It is likely that there has been a settlement at Chedgrave on the north of the River Chet since Saxon times, although an ancient burial ground discovered during the building of houses in Hillside has been dated from around 1800BC.

The name of the village has altered several times. It has been referred to in ancient documents as "Cheategrave", "Chatesgrave", "Categrave", "Shategrove", and as "Scatagrava", in the Domesday book. "Sceat" is Anglo-Saxon meaning "corner" or "angle" and "graf", meaning "grove" or "grave".

The village grew in the 17th Century at a time when the weavers were leaving Norwich and seeking new settlements on rivers suitable for transport. By the middle of the 19th Century the village had a population of 348 yet was still distinct from Loddon. The opening of Woods, Sadd, Moore and Co. yards for wherries in 1884 and the seed merchants Cannell's & Sons in 1906, brought prosperity and employment to the village.

The population of Chedgrave parish remained relatively constant until the middle of the 20th century standing at 287 in 1961. It had risen dramatically to 1038 by 1971 as a result of the building of new estates in the north of the parish, but had fallen back slightly to 1024 in 1981, 957 in 1991, and 955 in 2000. The 2011 census showed the population to be 1,051.



Junction of Norwich Road and Langley Road

Character Assessment

(also see Streetscape and Natural Character Map, Appendix 6 and 7 page 35 and 36)

The Setting of Loddon and Chedgrave

Loddon is situated within the attractive valley landscape of the River Chet, which marks the boundary between Loddon and Chedgrave. In the valley east of the settlement there is grazing marsh, typical of the Norfolk and Suffolk Broads, with a number of wooded stretches. To the west, the valley is more enclosed with notable wooded areas especially towards the north leading to Langley Park. There is a small tributary valley which runs southwards out of the settlement and is largely open in character. The view from Hales Hall north along this tributary towards Loddon is very attractive. The bypass cradling the town to the south provides a hard edge.

The two parish churches occupy prominent positions each side of the river, and from these vantage points, impressive views can be enjoyed.

Conservation Area Boundary (Also see Boundary Map, Appendix 4, page 33)

The nucleus of the area is Church Plain and the settlement around it. From here, the boundary extends to the north and south to include the linear development along Bridge Street and High Street; as far as the junction with Langley Road to the north and beyond Davey Place to the south as far as No.25 High Bungay Road. The conservation area boundary in Chedgrave has been extended to the west side to include the meadows and woodland west of the Norwich Road. A separate part of the conservation area in Chedgrave focuses on the Church of All Saints. Immediately east in the Broads Authority Area are the valley and water meadows either side of the river to the north and Beccles/Pyes Mill Road to the south and east.

Street Pattern and Historic Grain

The centre of Loddon is closely related to the surrounding countryside and river from which it owes its development. The principle streets are urban in character, yet they link a series of open spaces - The Staithe, The Plain and Farthing Green - which further emphasises the essentially rural nature of the town. These are themselves linked by footpaths and access ways to the meadows to the east.



All Saints Church, Chedgrave



Churchyard at All Saints Church



Boats at The Staithe



Farthing Green



Footpath along the churchyard boundary at All Saints Church, Chedgrave



Playground area adjacent to All Saints Church at Pitts Hill

Church Plain is the highest place in the centre with a strong urban quality on the north and west sides but giving a window to the east out over the churchyard to the countryside beyond. The church acts as a fulcrum being imposing enough to have an impact on the Plain itself but also with a commanding position overlooking the river valley.

The town is also a place of contrasts: the narrow streets with open spaces; small cottages with larger more elegant town houses; the open nature of the river valley with the compact, but ever changing, streets and alleyways. It is interesting also to compare the irregular layout of Market Place with the ordered planning of Davy Place.

New development has not affected the conservation area to any appreciable extent. There has been some further development of buildings behind the High Street in recent years with new houses at Bridge Street and Beccles Road. Since the last appraisal a new house has been erected in a prominent position in the centre of the town adjacent to 1-5 High Street, which is one of the earliest buildings in the town. Larger housing development to the west of the town stops short of the main streets, whilst in general the modest developments within it have retained the character and grain of the settlement. Any further opportunities that may arise will need to try and retain this successful balance between 'urban' and 'rural' and ensure that neither is compromised.

The two areas in the parish of Chedgrave continue the relationship between rural and urban character. The terraces on the east side of Bridge Street contrast with the comparatively open nature of the opposite side. The addition to the conservation area of the large area of river meadows and woodland to the west helps to reinforce the importance of the natural rural backdrop to the main streets. The views from the church over the valley and marshland to the east are extensive, while the footpaths around its perimeter and low lying land of the playground area at Pitts Hill help to strengthen its dominance.

Architecture

Within the conservation area there are 95 buildings in Loddon that are listed as being of special architectural or historic interest and 3 in Chedgrave. There are also a number of buildings which are considered to be of 'townscape' value, their appearance also making a positive contribution to the character of the conservation area.

Many of the buildings are two-storey with brick and pantile finishes and form terraces along the main streets. Windows are sashes or casements, the later being more characteristic on earlier pre-18th century buildings. The use of sash windows is often accompanied by a projecting classical door case at the main entrance.

More prominent earlier houses include 1-5 High Street (The Ancient House), 5-7 Bridge Street and 13-17 Bridge Street. At the west side of Church Plain buildings are at 3 storey height with both brick and rendered finishes. The formal arrangement of the front elevation of the Swan Hotel with its Georgian proportions, large classical door case, sash windows and modillion detailed eaves provides further architectural interest in the town centre as do the former 19th century school building (now the library) at the north side, which is built in flint in the Gothic style with hood moulded arched windows and gault brick dressings and the former Town Hall, which is built in the Jacobean style in brick and terracotta, with decorative Dutch gable ends.

Loddon House repeats the more formal 18th century style and is prominent in views along Beccles Road. Unlike other buildings in the conservation area it has a smooth rendered finish with quoins, centrally positioned pediment at roof height and decorative broken pediment above the entrance door. The building opposite No.1 Beccles Road is a house of similar size, its more formal brick façade similar in character to that of the Swan Hotel. Maltby House, also in brick on Beccles Road, repeats this Georgian style but on a smaller scale. The Mill building marks the boundary between Loddon and Chedgrave its form and white weather boarded finish very much reflecting its function. The design of relatively new buildings close to the river opposite The Staithe reflect something of the character of The Mill.

In Chedgrave going north from The Mill to the junction with Langley Road the character of the road is more open with new terraced, the design of which repeats the relatively plain appearance of modest 18th/19th century houses further south. More noticeable buildings include the former public house, Chedgrave House, and the group of houses forming 2-12 Langley Road. The later are particularly distinctive with their decorative barge boards at the gable ends with pointed finials above at the apexes. No.'s 15-25 are of a similar date and also have fine decorative barge boards. The changes to windows are less sympathetic but otherwise the terrace makes a positive contribution to the character of the street scene.



Victorian semi-detached houses in Langley Road. Its detailing reflects the Victorian Gothic style



The Angel in The High Street. Only a small number of historic buildings in the conservation area have a rendered finish, which reflects an earlier date.



The Swan Hotel



The Mill



Above the former Town Hall in Bridge Street.



The Library at Church Plain

With regard to the churches, Holy Trinity at Church Plain stands some distance away from other buildings in the town, its large churchyard allowing for a more gradual transition from the town to the rural character of the meadows behind. The Church, which is grade I listed, is built in the later medieval perpendicular style using flint and stone dressings.

The Methodist Church and Hall at Georges Lane are Victorian and built in the later Gothic Perpendicular style and visually mark the end of the boundary of the conservation area at the west side beyond which is the more recent residential development towards the edge of the town. The Methodist Church at the High Street is of a similar date and also in the Victorian Gothic style. Both buildings are built in brick but with the Chapel in the High Street having stone rather than terracotta dressings.

Although of a more modern design and formal layout, Taylor & Green properties in Davy Place sit comfortably with the older character of the area. The design of their elevations is well proportioned and the use of traditional brick and pantile finishes together with the positioning of the buildings in relation to the changing ground levels provides a pleasing and interesting street scene that contrasts with and compliments the older character of adjacent streets. The decorative brick gable ends and crinkle-crankle brick walls are modern details that provide architectural interest to the street scene without looking out of place adjacent to the more historic elements.



Taylor & Green bungalows in Davy Place



Maltby House, Beccles Road.



Porch at All Saints Church,
Chedgrave



Window and door of the
Methodist Chapel



Arched opening at the Library,
Church Plain

Materials and architectural details

Examples of all the materials and details that are traditional to South Norfolk can be found in Loddon and Chedgrave. In fact, most can be seen in Church Plain alone. Many of the roofs are steeply pitched with red or black clay pantiles, the profiles of which have some variation. There are a number of prominent buildings with slate, most having Georgian shallow hipped roofs, as can be seen on large detached houses along Beccles Road. Both the Library and 1 Bridge Street are prominent Victorian buildings with much steeper slate roofs. Both have parapet gable ends, no.1 Bridge Street with terracotta copings and finials and the Library having stone copings. Brick chimneys and pots are prominent in many of the views along the main street through Loddon and Chedgrave. The Mill stands alone with its white washed weatherboard finish.



Metal stair railings in High
Street



Fine gauged brick arch with
decorative fanlight, Beccles Rd



Flint wall along Beccles Rd



Flintwork and stone dressings
at Holy Trinity Church



Gothic style windows on
façade in High Bungay Road



Early 20th century shopfront
in High Street



Decorative gable end at the former Town Hall building



Architectural details of terraces in Bridge Street



Traditional shopfronts in Bridge Street



Classical door surrounds are a feature on many buildings in the conservation area



Jacobean style detailing on the former Town Hall



Victorian Gothic style door and hood mould

Surface materials

The car park in Church Plain has been surfaced in tarmacadam but edged with details in 'Blanc de Beiges' light coloured blocks. The setting of the war memorial is fairly informal and the resurfacing scheme at Farthing Green retains existing granite kerbs. There seems to be no surviving area of traditional surfacing sufficient to set a standard but any new schemes should retain any existing traditional elements. Improvements along the main high street include the use of granite kerbs. Pavements are concrete paving but also tarmacadam with chippings which provides a more sympathetic appearance. Where land has been developed in some of the rear courtyard areas in the high street, pea shingle has been used to provide a sympathetic appearance. One or two driveways are concrete and could be improved with the same finish or using traditional paviers as has been used for the footpath adjacent to 1-5 High Street.



Paving slabs, brick paviors and granite kerbs in The High Street



Tarmacadam and chippings with granite kerbs in The High Street.



Brick paving towards the entrance to Holy Trinity Churchyard at Church Plain



Pea shingle driveway at The High Street



Allotments immediately northwest of The Mill at Norwich Road



The Mill as viewed from The Staithe

Street Furniture and signage

Further items have been added at Church Plain - seats, litter bins, planting boxes - and it is important that these are co-ordinated, both in their siting and design. Various types of street furniture at the north side of the entrance to The Staithe provide a rather cluttered appearance which could be improved by the removal of concrete bollards and better siting of cycle racks. Street lighting units at The Staithe and in the car park at Church Plain are in a traditional style that is sympathetic to the historic character of the area. Along the main streets modern fittings have been used which are much less in keeping. There is some traditional signage in the conservation area which is sympathetic to the overall historic character of the area.



More traditional street signage at Farthing Green



Street furniture just north of the entrance to The Staithe. The removal of the concrete bollards would improve views.

Open Spaces

The significance of the open spaces and natural landscape in and around Loddon and Chedgrave has already been acknowledged. Many of the spaces are enhanced by trees or hedges and these are recorded below:

Chedgrave

- All Saints Churchyard
- The Pitts
- Junction of Bridge Street and Langley Road

Loddon

- Car Park at The Staithe
- Large area of water meadows beyond Church Plain to the east.
- Allotments, meadows and woodland west of Bridge Street.
- Church Plain
- Holy Trinity churchyard
- Farthing Green



Allotments immediately northwest of
The Mill at Norwich Road



Opposite: The Mill as viewed from
The Staithe

Natural character

As well as enhancing important open spaces, trees also form an important feature in some of the less open parts of the main streets. The far southern boundary of the conservation area ends at No.25 High Bungay Road, a grade II listed building which has an attractive natural setting. Mature trees at its front boundary with the road clearly mark the end of the conservation area and provide a backdrop to views looking southward from the junction with Davey Place.



25 High Bungay Road



Prominent tree opposite the
junction of Davey Place and
High Bungay Road



Trees and hedgerows in the
meadows to the east side of
the conservation area



Views across the meadows

There is a particularly large tree opposite Davey Place on the west side of High Bungay Road, which clearly marks a change from the more urban character of the street to the south. This tree together with the white painted house directly opposite, mark the bend in the road and form a gateway to the northern part of the street, which has a more natural character defined by mature trees and hedgerows.

Mature trees and hedgerows form an important part of the character of Mill Road and block views of the meadows to the west side from the road. They also feature within the meadows, defining some footpaths.

Along High Street there are a number of properties with mature hedgerows, which together with trees at the front of Leman House and the Chapel provide a pleasing break from the urban character of the street.

Boundary treatments

Brick walls and iron railings generally define boundary treatments in the more urban parts of the conservation area. Red or buff coloured brick are both present and occasionally flint, some walls with railings on top. The Library has substantial flint walls with terracotta copings and railings above.



Brick wall in Low Bungay Road



Iron railings Langley Road
in Chedgrave



Photographs of Railings High
Bungay Road

Changes to the Character of the Conservation Area

The special character of conservation areas can easily be eroded by seemingly minor, well-intentioned home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and wood effect UPVC instead of painted timber). There is evidence of this in the Loddon Conservation Area. This is a particular issue with buildings that are not listed. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognizing the affect that inappropriate replacements can have, local authorities are empowered to relax that requirement when considering the restoration or conversion of listed buildings. Advice should be sought from the local planning department at an early stage.

Loss of front garden boundaries to provide off-street parking can also erode the special character of streets. This can be seen in front of 19th century houses along High Bungay Road.

Conservation Management Guidelines

Highways

Although the bypass has taken a majority of through traffic away from Loddon and Chedgrave, the main high street continues to be a busy thoroughfare. Road improvements have eased the congestion and Church Plain car park is well-used. Parking along the west side of the High Street opposite Church Plain as far as the fire station to the south does reduce the width of the road to one lane, holding up traffic at busy times.

Whilst there may be scope for some small improvement, having further vehicle parking restrictions may be difficult as the parking serves the residential as well as the commercial use along the street.



Parking along High Street

Street surfacing

In conservation areas carefully chosen surfacing materials can help to enhance views and add to the character. Whilst there is no surviving traditional surfacing to set a standard any further works provides an opportunity for enhancement, particularly with regard to the replacement of some of tarmacadam surfacing in areas such as driveways and courtyards in front of buildings. The area in front of the former Town Hall could be much improved.

Any further street works encourage the use of a more traditional palette of materials.



Former Town Hall

Unsympathetic alterations

Traditional features should be retained and repaired where possible. If installing replacements, care should be taken to replace details on a 'like for like' basis in terms of style and material. When replacing previously installed modern style windows, the opportunity should be taken to revert back to the traditional and original style of window frame.

Where modern windows are to be replaced then this provides an opportunity to provide more sympathetically designed traditional units.



Traditional and modern windows in Bridge Street

Upgrading Windows and Doors

It is accepted that owners may wish to upgrade existing windows for better thermal insulation through double glazing and replacing existing doors.

Consideration should be given to retaining existing windows and doors with thermal lining and secondary glazing. When replacing whole units, owners are encouraged to reinstate matching sliding sashes or casements set back within the reveals. If replacing doors, the style of new door should fit the original style of the house (there maybe nearby houses with original details which can be matched/used for reference). Listed Building Consent is required to replace any windows and doors on a listed building.



Former public house, Bridge Street.
Photograph shows modern casement style sash windows

Article 4 directions

In conservation areas prominent buildings in the townscape that are not listed but which retain much of their original distinctive character can benefit from withdrawn permitted development rights. In South Norfolk this can often apply to Victorian/Edwardian terraces, where it is important to consider the character and appearance as a group. Many of the terraced houses of this age in Loddon have had windows/doors altered unsympathetically and therefore there are no groups within the main part of the town where an Article 4 Direction is likely to be effective. Further away there is 27-29 Mill Road which is a particularly fine early Edwardian building that retains all of its original details, including windows and doors. The original brick wall with front railings also remains, the front gardens providing an attractive setting for the building.



27 - 29 Mill Road

Investigate use of article 4 directions for the following: 27-29 Mill Road

Painting buildings

Paint colour can have a significant impact on the character and appearance of the conservation area. A few brick buildings in the conservation area are painted but the majority are not.

Listed building consent is required to paint a listed building that does not have a painted finish. It is also required to repaint in a completely different colour. Planning permission for painting any existing unpainted commercial property.

Unpainted buildings should not be painted unless there is a reasoned argument that painting might be beneficial (e.g. brickwork in extremely poor and in unsightly condition).

Paint colours should be chosen so that they are in keeping with the existing character of the building and/or street scene. Generally 'heritage range' colours are considered acceptable, although in some cases bolder and more vibrant colours can add vibrancy and interest to the street scene, particularly for more prominent buildings. Advice can be sought from conservation and design officers.



Houses opposite Church Plain

Street furniture

Bins and cycle stands are sometimes poorly positioned.

Care needs to be taken in the positioning of bins and cycle racks so that they are in convenient to use and in the most appropriate positions. Cycle racks need to be close to buildings and in areas where they are well over looked.

Improve area to the north side of the entrance to The Staithe. This should include the removal of unnecessary street furniture.



The area to the east side of the car park at The Staithe could be enhanced, providing more attractive views of the car park area in line with existing views to the northeast over the river.

Improvements to the east side of The Staithe including to the building housing public toilets.



View across the car park at the Staithe, looking east.

The bridge from The Staithe to the community garden is closed and has rather unattractive modern railings and gates. The appearance could be much improved with more sympathetic railings and gates which would help to open up the area around the river and encourage more use of the community garden.

Opening and enhancement of the small bridge between the car park at The Staithe and community garden area to the north.



Bridge links The Staithe with the community garden.

The modern design of the railings around the community garden provide a poor appearance in views both from the road and from the community garden. This appearance could be much improved by a more sympathetic boundary treatment which, like improvements to the bridge, would also help to encourage more use of the garden area.

Enhancements to the community garden area, including changes to the boundary fencing.



Boundary railings at the community garden

Street lighting in the town could be more sympathetic to the traditional character of streets, particularly along The High Street and at Church Plain.

More sympathetic street lighting would help to improve views of streets.



Street lighting in High Street

The removal of front garden boundaries at Victorian houses at the north side of High Bungay Road in order to provide off-road car parking does harm the traditional character of street views. Re-instating the boundaries would enhance the character and appearance of the street scene.

Reinstatement of front garden boundaries at Victorian houses in High Bungay Road.



Victorian houses in High Bungay Road

Appendix 1: Townscape and Buildings

Norwich Road and Bridge Street (Chedgrave)

The open forecourt to the factory premises is the focal point of this part of the village. The grassed area with its prominent trees and refurbished railings at the boundary partly hide the more industrial buildings and large concrete forecourt area of the factory site in key views, providing a pleasing break between the historic dwellings and public house opposite the site. Further planting together with some restriction on parking could help to provide some further improvement to existing views. The timber construction and form of the recently installed bus shelter provides a traditional appearance although the light stain finish and over fussy detailing of its elevations does make the shelter look rather too prominent in views and a little out of place.

On the east side are an attractive row of 19th century cottages some original details including ornate dormers, rubbed brick arches and hood moulds to windows. With such character, the unsympathetic modern improvements that have been carried out are very noticeable. Opposite, the White Horse Inn and No.3 are of special interest; note the 18th century bow window at No.3 which is a rare survival.



19th century cottages on the east side of Norwich Road



New houses at the west side of Bridge Street

At the west side of Bridge Street there is new residential development of terraced houses between the allotments and 3 Norwich Road. The houses are set slightly back from the street with front courtyards enclosed by brick boundary walls, some with railings. The overall proportions and detailing of the houses is sympathetic to the general character of the street scene and has enhanced views having replaced a large garage site at this side of the street. The large front porches on the new houses, some with gabled roofs and others mono-pitched, are however less in keeping with the character of Bridge Street. Smaller porches where buildings are set back from the street would have been more characteristic here. Also, a slightly better choice of brick and pantiles could have provided some further enhancement as has been achieved for the two new semi-detached dwellings opposite where the good quality tradition multi-bricks together with the cambered window heads provide an attractive appearance.

There are views both to the east and west along the River Chet which should be safeguarded and enhanced. A large row of attached dwellings has been built at the Staithe in 2002 on the site of a former boat yard. Although less traditional in character these dwellings are well designed, the use of balcony details, overhanging bays and roofs, larger glazed areas together with the use of brick, timber and render finishes helps to break up the large built form and compliments the more traditional character of older buildings in the town whilst also providing a character more typical of dwellings fronting a river, overall enhancing views.

Bridge Street and George Lane

Terraced cottages from the 18th and 19th centuries line both sides of Bridge Street linking the older, more important houses at the top (Church Plain) to the Mill at the bottom and must have replaced dwellings from the much earlier settlement. The Mill dates from the 1700s and dominates views from both the north and south along the street as well as occupying a commanding position at the head of the river. Its distinctive character provided by its scale, form, white weather-boarded finish and less domestic arrangement of window openings adds much to the interest and traditional character of the street scene.



Terraced cottages along the east side in Bridge Street



Looking towards the Mill from The Staithe

Opposite The Mill, the area of The Staithe has been improved by new footpaths and sympathetic lighting. The car parking has been broken down into smaller areas by grassed mounds and trees, which is successful. Some improvements could be made to the north side of the entrance where there is a rather cluttered arrangement of items comprising, a sculpture, bicycle racks, concrete bollards, signage, seating area and information point. Removal of the concrete bollards, which seem to serve little purpose and re-siting of the bicycle racks could provide much improvement here.

The east side of The Staithe could also be improved in line with other enhancements. The narrow bridge over the river does not provide pedestrian access which limits the appeal of the community garden area on the north side. Encouraging further use of the garden area is not helped by the unfortunate choice of fencing at its boundary which makes the garden less inviting. Opening the bridge would provide a better experience for visitors of both the river and garden area.

The cottages on the west side of the street have retained their original features but regrettably those opposite, de-listed in 1988, have been disfigured from the installation of plastic doors and windows with only one or two exceptions. The setting back of number 26 has an unfortunate effect on the street scene.



Terraced cottages along the east side in Bridge Street



Looking towards the Mill from The Staithe

Just beyond the entrance to George Lane at the north side, St John's Chapel and its attached buildings are architecturally important and particularly prominent adding much to the historic character of views. Numbers 9 and 11 on the corner of the junction with Bridge Street occupy an important position although the modern shopfront does detract from the historic character of the building and street scene. Immediately to the north along Bridge Street Numbers 13 to 17 form two sides of an attractive enclosed garden, note the fine patterned brickwork. Looking down Bridge Street, the significance of the roof-scape with prominent chimneys can be appreciated.

Budgen House and its neighbour together with the boundary wall form a solid corner to George Lane. The rear wing to No.5 is of later medieval or 16th century origin. The former town hall retains its grandeur with an elaborate late Victorian 'Jacobean' front which deserves a better setting and forecourt. There are two new detached houses between the rear courtyard of the Swan Hotel and bowling green. Their detailing together with the good quality red brick and contrasting dark clay pantiles provides buildings with a pleasing traditional appearance, which is sympathetic to the historic character of the area.



The King's Head Pub



Sympathetically designed pair of new houses opposite George's Lane that replace the former police station

On the east side of Bridge Street the King's Head is a good 17th century building situated alongside an access to the boatyards. Improvements have been made to this side of the street just south of the King's Head, the former police station having been replaced with two new semi-detached dwellings that sit more comfortably with the traditional character of the street scene. As a result this section of the street appears much stronger in character and less disjointed.

The Methodist Church in George Lane, built in 1894 in red brick and terracotta, is an excellent example of the 'perpendicular gothic' style of the period. The wall and railings on the east side are important whereas the brick wall to the car park with its modern coping detail is rather disappointing.

Market Place

The Market Place is approached by a high walled footpath off Bridge Street and by a narrow road from Church Plain. It is a series of pleasantly irregular spaces with a variety of buildings predominantly residential in use. There are fine views of the church and its setting and also to the east over the Chet Valley, although these views can only be seen from rear garden areas and not from the street.



Houses along The Market Place



Looking across the churchyard from its northwest corner adjacent close to Church Plain

Church Plain

Church Plain in the centre of Loddon is at the highest part of Bridge Street/High Street and is the largest open space in the village. As befits such a centre piece, the buildings, particularly on the north and west sides are of equal stature, both architecturally and visually. The presence of substantial 2 and 3 storey buildings in such key areas is not untypical in Loddon,

The subtle bends in the street also help to enclose the space preventing it 'leaking' out. On the third side the splendid church railings provide a physical barrier though not a visual one, allowing views over the churchyard to the Church beyond. The views from the church and churchyard over the river meadows are extensive and the network of footpaths allow the area to be fully appreciated at closer quarters.

The fourth side, to the south, is disappointing. The buildings here are 20th century and are very weak in comparison to their neighbours although existing trees do help to limit their impact.

The use of low front boundary railings and walls are significant in allowing the buildings behind to dominate. The treatment of the car parking area and the setting of the war memorial has been handled reasonably well although the contribution made by the trees cannot be over-emphasized.

High Street

High Street continues the line of Bridge Street southwards from the Plain to Farthing Green. It is a narrow street built up on both sides, mostly with modest scaled buildings of 19th century date. The only break in the frontage is the firestation which visually is a great disappointment.

On the east side of High Street at the top of the hill is one of the most interesting buildings in Loddon comprising numbers 1 to 5, sometimes called The Ancient House. This is of 16th century date and until the late 19th century was the farmhouse for one of the two farms fronting the main street. The row of buildings south of the fire station are mainly Georgian in character and have brick finishes, most with sash windows. The exception to this is the Angel Public House, which is earlier and has a painted rendered finish with casement windows.



The west gable end of
The Ancient House



Farthing Green looking north
towards High Street

At Farthing Green, the space opens out into an attractive area complemented by the fine mature trees on the eastern side. The Green is the surviving section of a much larger Green that stretched between the High and Low Bungay Roads. The buildings on the west are set forward, partly obscuring the line to High Bungay Road. The great garden wall on the south side closes this view and 'leads' the eye across to Beccles Road. Mature vegetation immediately behind this wall helps to block views further south, softening the boundary line, enclosing and enhancing the setting of the green.

Of particular note is the variety of historic buildings to be found behind the main street frontages. Some have access via footpaths or narrow tracks; others form private courtyards. Many of these buildings have been converted to residential use and are of historic value. At Farthing Green, these buildings were the various service buildings for the grand houses - barns, coach houses etc. their value equally significant.

Most buildings on the west side of the High Street were built in the 19th century and of special interest are the former Methodist Chapel, Leman House, numbers 22, 24 and the range of houses opposite.



Leman House



Houses at the east side
of High Street

Beccles Road/High Bungay Road

On turning the corner at Farthing Green, the group of large houses set in their own grounds comes as a surprise. On the south side, high walls directly front the road and are an important element in the townscape. By contrast, on the north side the grounds are more open. Either side of the road, groups of mature trees are prominent this part of the conservation area. The natural character provided by large gardens together with the trees should be retained.

The Beeches (number 1 High Bungay Road) is a fine red brick 18th century house, largely hidden from view by a boundary red brick wall and mature vegetation. Its railings, at its west boundary are of the same period and in unusually good condition and should be carefully preserved. Loddon House (Number 2 Beccles Road) dates from about 1711. It has a fine ornate doorway and pedimented front, the tall proportions of which are characteristic of the style of the reign of William and Mary (late 17th century, Dutch influence). To the east, The Chestnuts (Number 4) is another substantial Georgian house, also with a fine doorway. On the north side of the road, Farthing Green House is another substantial Georgian house, again with a fine doorway. The scale of its later addition (19th to 20th century) is almost too great for the older house.



Farthing Green House



Loddon House

Continuing eastward the road sweeps round and down the hill. On its north side the frontage is continuously built-up with smaller Georgian houses which link with the Maltings and Maltby House. The conversion of the Maltings and outbuildings to the rear to residential use has been reasonably successful. The view is then filled by the former Fox and Hounds which occupies a pivotal position on the corner.

Three 17th century timber framed buildings near the junction with Low Bungay Road are remains of a small settlement separate from the main centre of Loddon. The new residential development at Foxes Loke has been completed to a high standard.



17th century houses near the junction with Low Bungay Road



The former Fox and Hounds

The conservation area extends southward to include a range of late 19th century semi-detached buildings at the west side of High Bungay Road, some with front window bays. A little further down on the east side there are semi-detached properties of a similar age, one or two possibly slightly earlier. Although many of these properties have had their timber windows replaced with Upvc units, their form and other surviving detailing together with traditional brick and pantile finishes still provide the street scene with a strong traditional character. The removal of boundary railings at some of the properties in order to provide parking in the front garden areas is unfortunate.

On the corner of the junction with Lemn Road there is a mid-twentieth century house, which in front views is a good example of a bungalow from this period with its good quality brickwork, traditional clay pantiles and symmetrical details including two large bay windows and large chimneys, all of which make a positive contribution to the street scene.

Beccles Road/Norton Road/Mill Road

Continuing along Beccles Road is a series of detached and semi-detached houses of 19th and early 20th century date set in a pleasant avenue of trees. Several of the houses retain their original features such as sash windows, patterned brickwork, boundary walls and railings. Some modern infill houses have been incorporated more successfully than others.

The character changes towards the end of Mill Road to a more open nature with views over to the river and back to the Church to the west.

Davy Place

This is a 1950s Council housing scheme, by the architects Tayler & Green, which has been deliberately included in the conservation area as an example of modern development fitting into, and enhancing traditional surroundings. It successfully links the new development with the old, and makes good use of the natural variation in levels and the curve of the street. The group is nationally recognised and is listed grade II. Also of interest are the attractive Gothic patterned glazing bars of metal windows and decorative brickwork at Numbers 2 and 4 Low Bungay Road.

Chedgrave

The church and its elevated position dominate this small separate conservation area. The churchyard is bordered by trees and hedges but there are gaps which allow views in and out especially over to the east. The extensions to the Church have been successful. The low lying playground to the north serves to emphasise the stature of the church. There is a group of cottages sheltering to the east of the church but beyond these the value and arrangement of buildings lacks interest. There is a footpath immediately south of the churchyard which is lined with mature trees and which opens out moving eastward to bring The Old School House into view, an attractive 19th century group of buildings set back from the road adjacent to the footpath.



The Old School House.
As viewed from the footpath
south of All Saints Church



Churchyard at All Saints Church

Reference:
Old photographs on page 5 from Loddon Local History group.
www.loddonhistory.org.uk

Appendix 2 (i)

Listed buildings in Loddon Conservation Area

The list of buildings of special architectural or historic interest for Loddon and Chedgrave was resurveyed on 22 February 1988. The list includes the following buildings:

Loddon

Beccles Road	1, 3 & 5, The Former Maltings, 9, 11, 13, 2 garden wall to No.2.
Bridge Street	1 & 3, 5, 7, 13, 15, 17, 19 & 21, 27, 29, 31 & 33, 35 & 37 Loddon Mill & Millhouse, 16.
Church Plain	1 & 3 (inc. railings) 5, 7, 9, 11, 13, 15, 17, 19, 21, Swan Inn, 31, 33, 35 & 37, Church of Holy Trinity, churchyard railings, K6 Telephone Kiosk.
Davy Place	1- 20
George Lane	Methodist Church including railings and gates.
High Bungay Rd	1 (The Beeches), railings & walls to No.1, No.4, No.25.
High Street	1, 3 & 5, 9, 11 & 13, 15, stables east of No.15, 17, 19 & 21, 23, 2 & 4, 6 & 8, rear building to Loddon Primary School, 12, 14 & 16, 18, 22 & 24, 26 to 32, 34 to 38, 40, 42, 44, 46, 48, 52 to 56.
Low Bungay Rd	2 & 4, 3-13
Market Place	3 & 5, 16
Mill Road	33
Norton Road	5

Chedgrave

Church of All Saints

Hardley Road 7 & 9

Appendix 2 (ii)

Unlisted Buildings in Loddon Conservation Area which are of townscape significance

Beccles Road	Former Fox and Hounds public house and adjacent outbuildings, No.25 and outbuilding to rear. Garden building to north of No.1.
Bridge Street	Nos. 28-50 were originally listed as being of special architectural or historic interest, but were deleted in 1988. While they are all of interest in the street, many have been altered. The following retain most of their original features; 36, 42, 46, 48, 50. No.39, outbuilding between Nos. 27 & 29, 9 & 11.
Church Plain (No.3).	Walls to churchyard, 27 & 29, outbuilding to west of Loddon Bowls Club
Garden Close	Former barn and granary (Nos. 7-13, 18).
George Lane	No.2 and front railings.
High Bungay Rd 18-32, 19-21, 34,	No.2, 6, the Old Vicarage and railings (No.8), No.3 and cottage to east, 5-13,
High Street	The Hollies, outbuildings to east of No.23, former stables and outbuilding to north and east of The Angel PH.
Langley Road	2-8, 10 & 12, 14 & 16, 20-22, 26 & 28, 30 & 32.
Low Bungay Rd	Brick walls either side of the road from No.3 to Beccles Road, No.2a
Market Place	No.7
Mill Lane	3 & 5, 13-19, 27-29
Norton Road	1 & 3, 9, 11 & 13, 15 & 17, 19
Norwich Road	No.2, 5, 6-10, 12, 15-25
Old Mill Loke	Outbuilding (No.5)
The Pitts	Nettle House, Old School House, No.19.

Appendix 3

Policy

Policy background

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

This position is reinforced as follows:

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

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

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

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

Joint Core Strategy- Policy 2 : Promoting Good design

South Norfolk Local Plan

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

Public Consultation

An informal ‘walkabout’ of the area was organised with local residents and councillors on 20th November 2015. This informed the proposed boundary changes and conservation management guidelines within the draft appraisal.

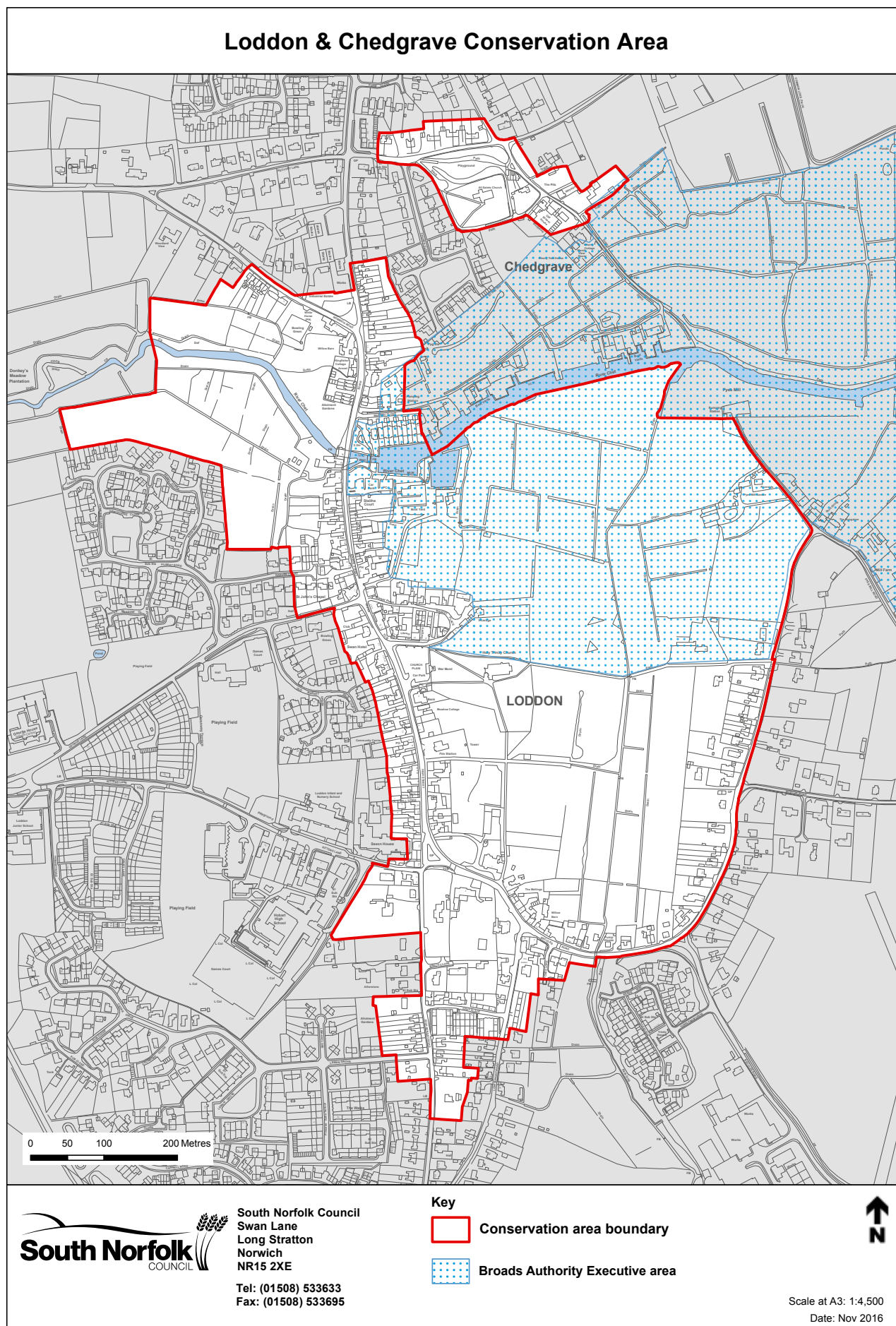
The public consultation on the appraisal draft with a questionnaire took place from 1st to 31st July 2016. This included:

- A public exhibition held in Loddon Library on Wednesday 13th July and Saturday 16th July 2016, with an officer in attendance from 10am to 1pm on the Wednesday.
- Adverts for the exhibition placed in the local library and a press release issued with articles appearing in the local press.
- The draft appraisal being available to view on the council’s website and at the reception desk.
- Emailing Ward Councillors, County Councillors, the Town Council, Norfolk County Council Historic Environment Service and Historic England.

- A presentation made to the Town Council on 13th July
- Contacting residents directly affected by the proposed boundary changes by letter informing them of the consequences of being in or out of the conservation area.

As a result of the consultation the proposed boundary was further extended along Lower Bungay Road as far as No.25 and also extended further westward at Bridge Street to include a large area of the river meadows. A suggestion to extend the conservation area to include an area along the river known as Pye's Mill was not considered warranted as this area is visually quite separate from existing boundary of the meadows east of Loddon and also has protection under the Broads Authority. It was also suggested to extend the boundary of the meadows west of Bridge Street as far as Chedgrave Manor. This was also not considered warranted as it would take the boundary some distance beyond the immediate natural backdrop of the town.

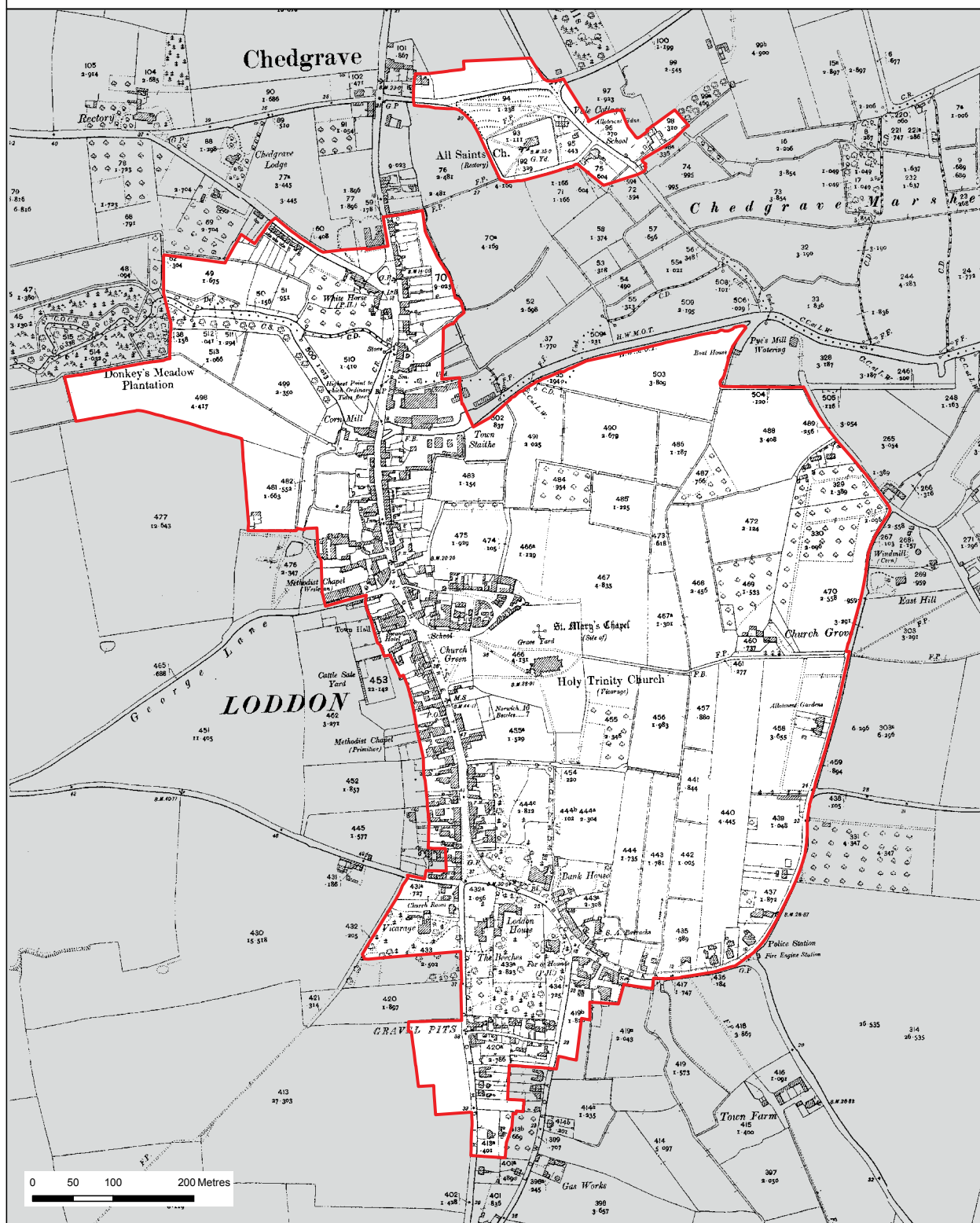
Boundary Map



Appendix 5

Historic Map

Loddon & Chedgrave Conservation Area, Historic Map 1906 - 1914



South Norfolk Council
Swan Lane
Long Stratton
Norwich
NR15 2XE

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

Key

Proposed conservation area



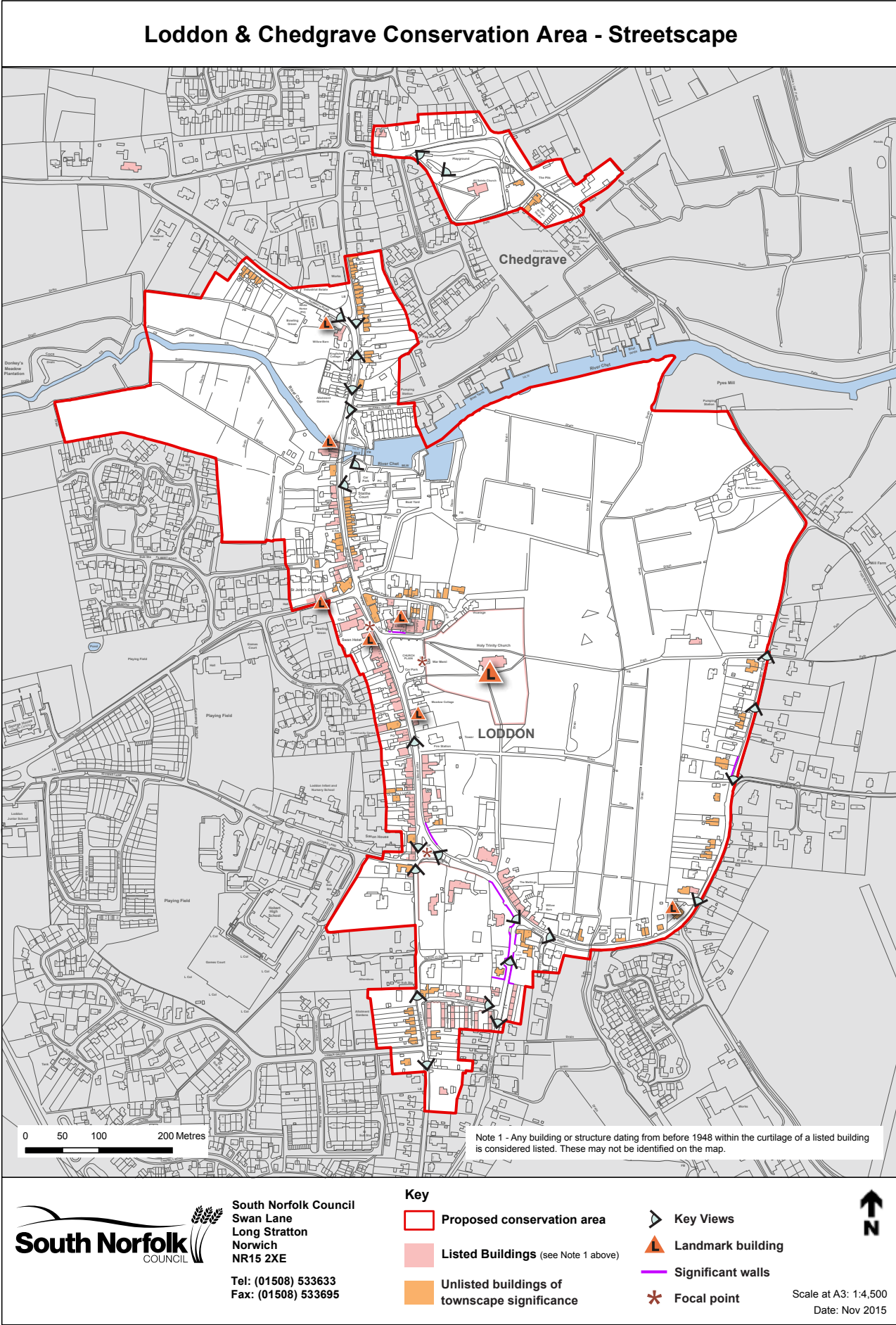
Scale at A3: 1:4,500

Date: Feb 2016

© Crown copyright and database rights 2016 to date Ordnance Survey Licence no 100019483

Appendix 6

Streetscape



Appendix 7

Natural Character

