



Bure at Hoveton

This guide outlines the history of waterside bungalow/chalets and the contribution they make within the Broads, discusses their similarities and differences, and suggests ways to maintain and alter existing bungalow/chalets and insert new bungalow/chalets successfully within their particular historic and landscape setting. For the purposes of this guide, the term Bungalow/chalet relates to small/low light-weight buildings which are generally at the water's edge.

Part 1: Changing perceptions

Waterside bungalow/chalets undoubtedly make an impact on the character of the riverbank. Historically there was concern that in some locations this was starting to become negative. For example back in 1982 the Broads Authority was keen to remove some of the bungalow/chalets on the River Thurne at Potter Heigham and Martham. Residents disagreed and the bungalow/chalets remained. Over time the contribution that the bungalow/chalets make to the character of the area began to be more widely appreciated. When in 2015 the Authority, in consultation with local residents, wished to add waterside bungalow/chalets to its Local List, 58 waterside bungalow/chalets, including a number on the River Thurne, were given the status and protection of local heritage assets.

Early tourists

Waterside bungalow/chalets are part of the unique Broads landscape. Most of the bungalow/chalets we see today stem from holidaymaking in the Broads from the 1880s to the 1960s. They are a distinct group of buildings which significantly contribute to our understanding of the history of the Broads. In the late 1800s, if you had some disposable income, what better way to dispose of it than on a waterside bungalow/chalet in the Broads? Waterside bungalow/chalets were initially built for this expanding holiday market consisting mainly of affluent city dwellers who sought refuge within the wild and undeveloped Broads in the late 19th and early 20th century. The growth of tourism in the Broads was closely linked to the establishment of railway stations within the Victorian period and some of the most popular areas for waterside bungalow/chalets were around villages with links to major towns and cities, and those which offered existing recreational facilities.

Entrepreneurs

Opportunity existed and an influential group of Broads entrepreneurs, boat builders and hirers, started providing tourist facilities that offered alternatives to boating. People such as John Loynes of Wroxham and Herbert Woods of Potter Heigham had captured early tourists with their boat offer and unsurprisingly other tourist facilities, including bungalow/chalets, were erected in areas in close proximity to the popular boat hirers.



Wartime use of Bungalow/chalets

The two world wars brought new uses for the bungalow/chalets. On occasion people from some of the larger towns in the area, such as Great Yarmouth, used the bungalow/chalets as permanent residences when their main homes were under greater threat from bombing. There is also evidence of a bungalow/chalet in Wroxham, Closeburn, being used as a Red Cross unit for recuperating soldiers. Within this period the bungalow/chalets in some areas also started to be used more generally as permanent residences, resulting in the mix of use we see today, as both holiday and permanent accommodation.

Controversial assets

As with many forms of development, the bungalow/chalets were not without controversy. The bungalow/chalets were some of the original second homes – built not for local people, but for visitors.

Many local people of the time were not comfortable with seeing the bungalow/chalets being developed and what was then considered the local distinctiveness of the area being eroded. Wider social issues such as divisions between the early tourists and the less affluent local people may have exacerbated this divide in opinion.

Location, location, location

The bungalow/chalets are unevenly distributed throughout the Broads, with high densities in some villages such as Wroxham, Hoveton, Horning, Potter Heigham and Brundall. They are also predominantly a feature of the northern broads. Several factors contributed to this, such as the location of early railway stations and main boatyards, and the distance to larger centres of population. Another important factor was one of aesthetics. It was the undulating and wooded landscape in the upper reaches of the Broads that was particularly attractive to tourists of the time.

Natural habitat

In some instances bungalow/chalets situated in a more natural habitat of reeds and trees were surrounded by vegetation which allowed even quite large buildings to fit less conspicuously into the Broads landscape. Individual or small groups of trees could be seen on the plots and planting was typically natural, avoiding regular spacing and formal borders. The dominant surface on river frontage was grass. Bungalow/chalets were sometimes set back from the water's edge on their plot allowing natural vegetation to develop at the waterside. This natural vegetation and untrimmed edges supported the growth of wild flowers and contributed to a natural appearance which also had benefits for wildlife. Our Planning for Biodiversity guide (available on our website) suggests ways in which new developments can encourage wildlife.

On the waterfront

The age and design of the bungalow/chalets varies across the Broad with the more elaborate qualities of the bungalow/chalets upstream at Wroxham and the smaller and simpler looking bungalow/chalets downstream at Potter Heigham. Bungalow/chalets siting right on the waterfront, such as those on the River Thurne, were traditionally simple in shape; the size and shape of these properties was determined by the size and shape of the rand (that piece of land between river and soke dyke). Typical characteristics of bungalow/chalets across the Broads

included regular, well-proportioned features. The roof was usually the dominant feature with generously overhanging low eaves and overhanging gables. The early bungalow/chalets were generally single storey and not raised off the land. As issues with flooding became apparent (for example River levels at Potter Heigham have risen) the bungalow/chalets were raised on piles to avoid seasonal flooding.

On the River Bure boathouses were often integral to the design, sometimes with the boathouse below and the living accommodation above. Treatment at the waterside varied but often the banks were retained by timber quay heading or natural banks in the calmer reaches of the system. Traditionally mooring was provided off-river, within the plot of each bungalow/chalet. This offered more protection to boats, with less potential for obstruction to navigation. Historically, many of the leased plots at Thurne had neither boat dock or bungalow/chalet on them. Our Mooring Design Guide (available on our website) will be helpful for new developments and modifications.

A sense of proportion

The scale and density of the bungalow/chalets varied significantly across the Broads, as did their design – they possess certain characteristics across different areas. The bungalow/chalets at Wroxham, Hoveton and to a certain extent Horning that were constructed with a thatched roof and false timber framing had a 'romantic'

character typical of the wider Arts and Crafts Movement. Larger, more elaborate examples were built at Wroxham, within lower densities, set in larger wooded plots, therefore exhibiting a more exclusive feel. Simpler and smaller bungalow/chalets were built in settlements such as Potter Heigham, within higher densities and smaller plots. Simpler and smaller bungalow/chalets which were cheap to construct were built in settlements such as Potter Heigham, within higher densities and smaller plots. However they were often still beautifully designed, with hints of Arts and Crafts and Art Nouveau detailing. A greater variety of design and styles can be seen at Potter Heigham and the bungalow/chalets in this area are more individual; one is even constructed from a helter-skelter from the Britannia Pier at Great Yarmouth. Horning, a settlement in the middle reaches, displayed characteristics of both styles of development.

Simple and fun

The bungalow/chalets often had a sense of fun, reflecting holiday use, and sympathy for the landscape and their location close to the waterside. All of the bungalow/chalets were lightweight in construction and timber predominated as a building material for many elements. Some were constructed on piles driven into the ground or concrete pads to form a foundation. Others were constructed on timber rafts or concrete rafts e.g. Whiteslea lodge. Walls were often constructed with a timber frame and were clad with timber, painted white or stained dark. Planed tongue-and-groove boards were used, or rougher timber featheredge or waney-edged boarding. On most early examples the roofs were thatched in local reed, but others had metal sheet roofs such as corrugated iron and later felt roofs were also used. Boundary fences were designed to blend with their surroundings and have a minimal impact. Traditional fencing materials included cleft chestnut fencing and hurdles made from close woven osiers, hazel wattle or reeds.

Local sources

Local manufacturers developed their own vernacular style of simple, lightweight timber buildings, suited both to the uncertain subsoils of the wetlands and the need to transport materials, in the majority of cases, by water rather than road. Local builders included Donald Curson of Wroxham, the Farman Brothers of Salhouse, Albert Oetzmann of Horning and Thomas Wright of Potter Heigham. One of



Hickling Broad

the largest manufacturers of prefabricated timber and iron buildings at the end of the 19th century was Boulton & Paul of Norwich, whose extensive catalogues in the 1890s ranged from glazed porches and watchmen's huts to large houses and pavilions. Boulton & Paul bungalow/chalets of the period can still be seen in the Broads.

Limited services

The bungalow/chalets had very limited services. They were often lit by paraffin lamps, had meagre heating arrangements and no sewerage, with sewage emptying into the rivers and broads, until legislation changed and it was no longer permitted. For water, deep wells were often constructed or drinking water was provided by nearby stores or captured rainwater. The bungalow/chalets had little or no insulation but as they were constructed predominantly for use in the warmer summer months such luxury was not often considered necessary. Most of the bungalow/chalets were only ever meant for summer residents. Their lightweight and cheap construction was not suited to 'permanent' buildings. Although over the years many adaptations have been made and some are now used as permanent residences.

Part 2: Looking after our assets

Then and now

Many original waterside bungalow/chalets remain in the Broads and form a significant part of the overall character of

the area. They are enjoyed by owners and holidaymakers alike. Given their significant contribution to the Broads we believe it is important to help protect the best examples of these bungalow/chalets and ensure important features are not lost.

We have now included some of the bungalow/chalets on the Broads Local List. Buildings on the List do not necessarily meet the strict criteria for National Listing but make a significant contribution to the historic environment of the Broads. The List is a means of acknowledging and celebrating the best examples of local historic assets in the Broads. You can find more information on our website.

www.broads-authority.gov.uk/planning/Other-planning-issues/protected-buildings/broads-local-list-of-heritage-assets

Bungalow/chalets vary in condition and are particularly vulnerable to change. Regular and careful maintenance of the bungalow/chalets will help to retain many special details and minimise the need for repair or replacement. However, given the wet environment and their construction, bungalow/chalets can deteriorate if not maintained. Elements of the building then need to be replaced which can result in erosion of original details and loss of character. In addition, the requirements of modern living and the desire to extend can lead to pressure for development and further erosion of character. Total replacement of a bungalow/chalet can potentially result in a bungalow/chalet of non-traditional construction, particularly



in terms of detailing and materials. When considering work to a bungalow/chalet an assessment of the character of the existing building should be undertaken.

Repair, alteration or replacement

If the bungalow/chalet or features of it make a positive contribution to the character of the Broads, give consideration to the most appropriate form of alteration or repair in order to best preserve this character, including detailing and materials. For example:

- Is it possible to retain or re-use key features?
- Is it possible to extend rather than replace the bungalow/chalet?
- Is it possible to re-introduce more traditional features or materials to enhance the bungalow/chalet?
- If replacement of the bungalow/chalet is the only option, how can the replacement enhance the area?

One factor which can alter the character of the bungalow/chalets is the replacement of timber windows and doors using uPVC or other non-traditional materials. Similarly, replacing wall boarding with non-traditional cladding such as uPVC boarding can have an impact on the character of the bungalow/chalet. There are many advertised benefits of PVC materials but the use of timber, both for joinery and boarding, is traditional in the Broads. The advertised benefits of plastics often apply to timber, but timber gives a traditional appearance not possible with many alternatives. Also, sustainably sourced timber is far more environmentally friendly than the alternatives, particularly oil derived plastics, in terms of both its manufacture and use. Colour coated aluminium is an alternative to timber and plastic and can give a slim profile similar for windows and doors to that of timber. Costs of these various materials are not dissimilar.

Extensions to existing bungalow/chalets

Extensions are a common form of alteration to bungalow/chalets. In principle, extensions are generally acceptable where they would not result in the overdevelopment of the building or the site, or would not impact unacceptably on the host building.

Extensions should generally be smaller than the existing bungalow/chalet and be sited to the side or rear of the existing building. The riverside elevation of a bungalow/chalet is often identified as the principal (front) elevation and while extensions to this elevation can be appropriate, they will require particular care in terms of character, scale and relationship to the original bungalow/chalet.

Generally extensions will be smaller scale and similar in design to the original building although sometimes it may be appropriate to introduce a more contemporary solution, providing a contrast to the original design. Contemporary solutions work best when they share common features with the original bungalow/chalet.

Setting any extension back from an existing wall or down from the existing roof planes can help the original bungalow/chalet to remain dominant which is often desirable.

Replacement bungalow/chalets

The waterside is a harsh environment and sometimes existing bungalow/chalets may require replacement. In designing a building to replace a bungalow/chalet it is especially important to recognise the cultural heritage value of the area and the contribution it makes to the wider Broads landscape. It is important to consider how the new building could add to that value. The quality of architectural design of the building including form, shape, mass, scale, size and materials will determine the contribution the building can make to the character of the area. As with extensions, contemporary design can make a contribution in its own right as can more traditional detailing and materials.

A simple form which is then enhanced through the choice of materials, colour and the detailed treatment of features such as windows, doors and balustrades is usually the most appropriate solution. Quite individual designs can still contribute to an overall harmony on the riverside, taking account of the appearance and character of the natural landscape and the other buildings in the area.

Ancillary buildings

Due to the use and nature of the riverside plots ancillary buildings are often required for storage. These buildings should be smaller and less prominent than the main bungalow/chalet. As with extensions, some reference to the main bungalow/chalet in terms of shape and materials can help the ancillary buildings to contribute to

the character of the riverside.

Security

Waterside bungalow/chalets can be quite isolated. The adoption of Crime Prevention Through Environmental Design (CPTED) principles in building design and development could help protect the cultural heritage of the Waterside Bungalow/chalets.

<http://designforsecurity.org/about/crime-prevention-through-environmental-design>

Planning advice

Waterside development, including new and replacement works, usually requires planning permission. The Broads Authority is the local planning authority for the Broads. Policies relating to design, landscape and the historic environment can be found on our website.

Buildings by the waterside are often at risk from flooding. Extensions or replacement buildings may require higher floors to protect against flooding. This can have an impact on the height and external appearance of extensions or replacement buildings. Seek early advice from the Broads Authority and the Environment Agency. The Authority's Development and Flood Risk Supplementary Planning Document is available on our website.

The Broads Authority offers a free pre-application advice service so that you can find out whether the works you propose

require any form of consent and if so, whether a request for planning permission is likely to be successful. Staff can discuss alterations to bungalow/chalets and can offer specialised design and historic design advice.

www.broads-authority.gov.uk/planning/Planning-permission/getting-advice-before-you-apply

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Contact us:

For more information and advice please contact the Broads Authority on 01603 610734 or visit our website

www.broads-authority.gov.uk/contact-us