

Neatishead Conservation Area.



Conservation Area Appraisal

Adopted
May 2011

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1. Introduction

Why have Conservation Areas?

A review of policies relating to the historic environment carried out by English heritage on behalf of the Secretary of States for Culture Media and Sport and the Environment Transport and the Regions was published in December 2000 under the heading 'Power of Place'.

The Report which reflected views now held generally by the population at large, confirmed 5 main messages

- i Most people place a high value on the historic environment and think it right there should be public funding to preserve it.
- ii Because people care about their environment they want to be involved in decisions affecting it.
- iii The historic environment is seen by most people as a totality. They care about the whole of their environment.
- iv Everyone has a part to play caring for the historic environment. More will be achieved if we work together.
- v Everything rests in sound knowledge and understanding and takes account of the values people place on their surroundings.

In summary we must balance the need to care for the historic environment with the need for change. We need to understand the character of places and the significance people ascribe to them.

The concept of conservation areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance".

The importance of the 1967 Act was for the first time recognition was given to the architectural or historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

The duty of local planning authorities to designate conservation areas was embodied in the Town and Country Planning Act 1971, Section 277. Since then further legislation has sought to strengthen and protect these areas by reinforcing already established measures of planning control which is now consolidated in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Unlike listed buildings, which are selected on national standards, the designation of Conservation Areas in the main is carried out at District level based upon

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criteria of local distinctiveness and the historic interest of an area as a whole. However, in the past, the criteria adopted by different local authorities in determining what constitutes a special area have tended to vary widely. For example, although public opinion seems to be overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, what is familiar to many, may only be cherished by some.

Over the last 30 years this approach has changed significantly. Much greater emphasis is now placed on involving the local community in evaluating 'what makes an area special', whether it should be designated and where boundaries should be drawn.

It is now recognised that the historical combination of local architectural style and the use of indigenous materials within the wider local landscape creates what has been termed 'local distinctiveness'. Distinctiveness varies within the relatively restricted confines of individual counties, which in turn are distinct in terms of the country as a whole.

Conservation Area designation for settlements and wider areas which embody this local distinctiveness may afford them protection against development which bears no relation to the locality either in terms of the buildings within it or landscape surrounding it.

The historical development of such settlements and their surrounding landscape are the 'journals' through which the social and economic development of the locality can be traced. The pattern of agricultural and industrial progress of settlements (their social history) is by definition expressed in the architecture and landscape of any area.

It is not intended (nor would it be desirable) to use Conservation Area designation as a way of preventing or restricting development, the expansion of a settlement or preventing contemporary innovative design. Logically in the future new development should add to, rather than detract from the character of an area and will in turn help to chart historical development. However, all development should seek to preserve and enhance the character and appearance of the area.

2. Aims and objectives

The conservation area at Neatishead was originally designated in 1975. This re-appraisal examines the historic settlement and special character of Neatishead, reviews the boundaries of the conservation area and suggests areas for change.

The appraisal will provide a sound basis for development management and encourage development initiatives which endeavour to improve and protect the

conservation area as well as stimulating local interest and awareness of both problems and opportunities.

3. Planning Policy Context

There are a range of policies which affect Conservation Areas within the Broads Authority area, originating from both national and local sources. The latest national documents in respect of historic buildings and conservation areas are The Government's Statement on the Historic Environment for England 2010, Planning Policy Statement No. 5: Planning for the Historic Environment, (2010),, and PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide March 2010. The Broads Authority endorses the contents of these documents and decisions made will reflect the various provisions contained in them.

The Norfolk Structure Plan 1999 contains policies relating to the preservation and enhancement of conservation areas which aim to;

- protect the historic character of the towns and villages, its buildings and open spaces;
- improve the quality of design for new development, alterations and extensions;
- encourage the continued maintenance of historic buildings;
- promote works which preserve or enhance the character of the Conservation Area.

In line with government policy, the Broads Authority are currently reviewing and revising local policies which will be published in a new Local Development Framework (LDF). In the meantime the more specific local policies included in the Broads Local Plan (1997) are still relevant.

To support these policies, the Broads Authority provides further advice and details in a series of leaflets, which are currently being reviewed and expanded as part of the LDF process. A list of those currently available is attached in Appendix 2.

4. Summary of special interest

Neatishead is a quiet traditional village connected to the busy Broads waterways via Limekiln Dyke and Barton Broad. A cluster of houses line two roads running parallel to Limekiln Dyke, which is largely hidden from public view by many mature trees. Its character owes much to its setting in the landscape; the surrounding agricultural countryside at a higher level conceals much of the village, which is further shielded by wooded areas to the west and the east.

5. Location and context

Neatishead lies some 11 miles (20 km) north east of Norwich and to the west of Barton Broad. Part of the village is within the Broads Authority Executive area, the remainder is in North Norfolk District Council area. In common with the nearby settlements of Barton Turf and Irstead, Neatishead has its own staithe giving access to Barton Broad via Limekiln Dyke, a narrow channel leading off the head of the Broad.

The civil parish has an area of 7.71 km² and the 2001 census records a population of 537 in 235 households. Limekiln Dyke forms the boundary of the parish to the north. Thus part of Neatishead conservation area, Hall Road and Ikens Farm, is in the adjoining parish of Barton Turf. To the south of Neatishead, the other settlements within the parish are Cangate, Workhouse Common, Threehammer Common and Butchers Common.

The village lies to the east of the A1151 running from Wroxham and Hoveton (some 4 miles away) in the south, to Stalham in the north, both centres for holiday visitors accessing the Broads. The village is approached via narrow rural by-roads, and a similar road to the east leads to the village of Irstead. The area is characterised by numerous twists and turns as the roads follow ancient field boundaries, through mainly arable agricultural land.

Landscape setting

The countryside around the village is relatively flat and slopes gently down to the flood plains beside Limekiln Dyke, Barton Broad and the marshy fens to the south east. Wooded areas around the watercourse and to the north west and east of Neatishead village make it a very private place. The topography restricts views into the conservation area to the buildings on higher ground, notably those that have been constructed in the 20c to the south and east. Similarly, the views out of the conservation area are restrained by the wooded fringes and the byroads which are at a lower level than the surrounding countryside.

Geological background

The underlying geology of Norfolk is Cretaceous Chalk, but it only appears as a surface rock in the west of the county. With an approximate age of 100 million years, it is the oldest rock type to be found in East Anglia, and as it was subjected to smoothing glacial action a much more subdued topography has resulted than in other areas of Britain, such as the downs of the Chiltern Hills. In the eastern part of the county (roughly east of a north-south line through Norwich) the Chalk was overlain in Pleistocene times by a series of sand, muds and gravels, and these shelly deposits are known as crags. Subsequent glacial deposits gave rise to fertile sandy loam soils found in the Neatishead area, which

are generally free draining apart from the areas adjacent to the watercourses where ground water gleys (areas of waterlogged clay) are found.

6. Historic development

Archaeology

The Norfolk Museums and Archaeology Service compiles records of areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county, in the Norfolk Historic Environment Record (NHER)

The entries for Neatishead Parish include buildings or other structures above ground, which are in the main, statutorily listed. Other entries are 'spot finds' where a record is kept of anything of interest that is found during building works or other excavations. Although there is evidence of occupation within the Parish from the Neolithic period and late Bronze Age, through to the Roman and Saxon periods, the level of recorded 'finds' is low. However, this is likely to be due to a low level of archaeological work rather than a lack of activity in the area during these early periods. The Domesday Book, which was a census of the population and productive resources of the country, recorded land in the Parish as belonging to the abbey of St Benet at Holme. It also recorded that land in the Parish supported four head of cattle and five pigs. The inclusion of the Parish in this document indicates that it was settled before the Norman Conquest.

There is more evidence for settlement in the medieval period as can be seen in the earliest parts of St Peter's Church, which is outside the conservation area. No medieval buildings survive in the conservation area, although a stone from this period has been incorporated into Gothic Cottage and the former stables to Beeston Hall. During the medieval period, large areas of peat were cut to provide fuel. These peat cuttings subsequently flooded and became the broads.

One of the entries in the NHER identifies the remains of a post medieval limekiln found in garden of a house on Hall Road, to which lime was brought by Wherry, hence the name of the dyke.

Early development

It is thought that the name of the village originates from Snaetshirda – 'household of a retainer' or Snaet's household, and that the 's' was lost during Norman times. In the Domesday Book it is referred to by the name of Snetesherd, later changed to Netesherd.

Neatishead was in the Hundred of Tunstead. A 'Hundred' was a division of a shire and is a term dating from the C10. It was, as the name suggests, an area of land containing approximately 100 families, or 10 tithings. There were 33

Norfolk Hundreds listed in the Domesday Book in 1086, and they remained the accepted units of administration and taxation until 1834.

In common with other parts of East Anglia, the area benefited from the wealth of the woollen trade during the 15 and 16 centuries, as can be seen by the fine church of St Michael, Barton Turf nearby, and in its heyday, Neatishead parish church, St Peters, at Threehammer Common. At that time the church was considerably larger than it is now; a tower with a spire, chancel and nave extending almost to the churchyard gates. However, by the end of the 17c, with the gradual decline of the East Anglian woollen trade, the church had fallen into decay and in the late 18c the chancel was converted to be used as the church, much as can be seen today.

The parish had all the usual facilities; Faden's map of Norfolk published in 1797 indicated a post mill between Threehammer Common and Cangate Common, subsequently replaced by the present tower mill in the early 19c, but now no longer in use.

In 1845, White's History, Gazetteer and Directory of Norfolk records the population of the parish of Neatishead as 697 occupying 1905 acres of land. In common with other rural settlements at that time, it would appear that the parish was largely self sufficient, as in addition to the usual yeoman farmers, the occupations listed included all the trades expected to support a self contained settlement - beer seller, bricklayer, blacksmith, saddler and grocer, wheelwright, and ironmonger, curate, gardener, tailor and draper, veterinary surgeon, schoolmaster, joiner, butcher, plumber and glazier, Baptist minister, tailor/post office.

White's Gazetteer also records that the 'House of Industry' and attached workhouse for the Tunstead Hundred was at Smallburgh, and it is possible that land at Workhouse Common in the parish of Neatishead was used for the grazing of animals in association with this.

The Baptist Chapel, founded in 1811 by William Cubitt supported a thriving Sunday school with 150 children and 20 teachers in the 1850s which was enlarged in 1857 to seat 332 persons.

Census returns for latter half the 19c indicate that nearby country house estates were significant employers. Links with Beeston Hall in the west of the parish were particularly strong; the wooded area to the east of Neatishead (Street Plantation) formed part of the Beeston Hall grounds, the ornate flint Gothic style wall adjacent concealed the stables (now demolished), and cottages on The Street (such as the rows adjacent to Victory Hall and opposite The White Horse) housed estate workers and their families. The Old Laundry on Street Hill also served the Hall.

The Preston family of Beeston Hall were active in village life, financing the construction of the school at Butchers Common in 1846, which not only educated the children of the village, but provided 'night classes' for the adults. The school was enlarged in 1863 to accommodate 140 children, and before the days of state funded education, was entirely supported by the Preston family. The Victorian school building was eventually sold to the County Council in the 1970s and was converted to a private house following the opening of a new school built on land behind in 1990.

In 1868 the Methodist Chapel in Irstead Road was built on land donated by Sir Jacob Preston. A bungalow now occupies the site after the chapel was demolished in the 1960s. The Preston family also built a reading and club room for the village on Street Hill. Shortly after the First World War this was purchased by the parish from Sir Edward Preston and was extended and reopened as the Victory Hall in 1919, as a memorial to the village men who had lost their lives in the war. It continued to play a significant part in village life until 2009 when the New Victory Hall was opened on adjacent land. The former Victory Hall was then sold to be converted to a dwelling.

Later development

By the middle of the 20th century the population of the parish had fallen to 458 and in the most recent census in 2001, had risen to 537 in 235 households. The decline in population in the late 19 and early 20 centuries was in part due to the agricultural depression in the 1870s and subsequent changes in agricultural practice, with the amalgamation of small farmsteads into larger farming units and increased use of mechanisation providing fewer opportunities for local employment.

With increased mobility allowing residents to work away from the village, the pattern of development changed during the 20 century, when a number of detached houses in large gardens were constructed, many taking advantage of access to the waterside on both sides of Limekiln Dyke. Although the foot print of the village has not changed substantially over the centuries, this is very evident on Hall Road, but can also be seen in the late 20c extension to the village on the rising ground to the south, and on Irstead Road towards The Staithe

More recently, the name of Neatishead became well known due to the nearby RAF Neatishead radar station. Opened in 1941, it housed the installation of the first secret radar system and 40 service personnel billeted in nearby villages began training on this radical early warning system. It was of paramount importance during the Cold War and as it still includes the last Cold War assembly in Great Britain it is of considerable historic interest. This has been recognised nationally in that some parts of the site have been included on the list of scheduled ancient monuments. However, as the site is some 2km to the south

of Neatishead village, it would not be feasible to extend the conservation area to include the base. Activities on the site were scaled down in the early 1990s and the original operations building was converted to a museum, but the rest of the RAF base remains 'operational'. There were various associated installations throughout the area and a curious reminder of the base remains at Threehammer Common, where a building constructed during the early 1950s to resemble a simple a chapel, was designed to accommodate a standby emergency generator if the Neatishead radar station was put out of action. The building was subsequently used as a farm store and is now semi-derelict, but is listed, grade II for its historic importance.

7. Spatial analysis.

The existing Neatishead conservation area is centred on the village around Limekiln Dyke, the Staithe and the road junctions leading to Irstead and Barton Turf. The historic settlement is compact and concentrated to the south east of Limekiln Dyke, where Street Hill and those parts of the Street and Irstead Road nearest the crossroads contain a tight development of mainly smaller dwellings built close to the road. The absence of pavements in the village adds to the intimacy of the street scene. Along Irstead Road towards The Staithe, development is restricted to the north side of the road; the houses are of medium size, set further back from the road in larger plots with a variety of mature trees, with a consequent change of character. To the south of Irstead Road, new development on rising ground, whilst in a different form, does not unduly disturb the historic rhythm of the village. North of Limekiln Dyke on Hall Road the houses almost exclusively dating from the mid 20c, are generally sited on the higher ground nearer the road in large gardens with many mature trees. The conservation area boundary extends to the north west of Limekiln Dyke to include farmland and Ikens Farm (shown as Storey Farm on early maps), a major farm complex dating from the late 18c.

The village benefits from a richly wooded setting with Street Plantation to the west providing a backdrop to the historic centre, and carr woodland with mature trees around Limekiln Dyke and to the east.

8. Character analysis

Use & activity

Prior to the middle of the 20th century, a large proportion of the population must have found employment within the parish or close by, predominantly in occupations relating to agriculture or the surrounding wetlands. The majority of the buildings in the village were and still are, in residential use. Small to medium sized cottages prevail, most of them set in gardens large enough to grow vegetables for the family. Traditionally, these smaller dwellings were tied cottages in the ownership of the employing farmers; many if them would have

been connected to Beeston Hall, which was a major source of employment until the middle of the last century. Nowadays, changes in agricultural practices and improved transport have meant that less of the residents work in the parish, and the riverside setting has made this a popular location for retirement and for holiday accommodation, although unlike some other settlements in the Broads area, the proportion of buildings in seasonal use appears to be relatively low.

Streetscape and buildings

Street Hill and The Street

Street Hill and The Street are characterised by;

- a tight knit streetscape
- no kerbs or pavements
- houses often built to the edge of the road, enclosing the street
- terraces of small to medium sized traditional workers cottages
- cottages interspersed with individual buildings such as the public house and larger houses.

Approaching the village from the south west, the new Victory Hall is visible above Street Hill. New Victory Hall is a landmark building of contemporary design in contrast to the vernacular of the rest of the village and incorporates innovative energy efficient methods of construction and heating, which has proved to be a popular addition to village life. It is set back from Street Hill on rising ground behind an additional parking area with recycling facilities. This area and the site on which New Victory Hall stands have an open aspect in contrast to the intimate feel of the historic settlement. A newly planted hedge will give more enclosure in due course, but the two areas would benefit from being more integrated, particularly in the respect of surface materials and landscaping. On Street Hill (which in reality is more of a gentle slope) the entrance to the historic village is marked on the right by The Old Laundry, an unspoilt mid 18c brick house, which was once part of the Beeston Hall estate. Opposite the original 19th century Victory Hall presents a strong asymmetrical gable to the road, and is constructed with traditional materials of pantile and brick with decorative polychromatic brick arches above openings. It has recently been converted to a dwelling.

Beyond the original Victory Hall a row of modest traditional cottages form the edge of the street. The traditional roof covering has been replaced with concrete tiles and all have replacement doors and windows. On the opposite side, the road opens up into an informal green area which allows a view of the rear of houses in The Street, and to a 19c cottage at the rear of The Old Laundry. There is a certain ambiguity about which parts of this area are in private hands and which are in the public domain. In fact this area is in private ownership, but available for the use of residents. The red public telephone box, village sign and a seat could form an attractive focal point to this part of the village which would

benefit from improved landscaping and the removal of the spider's web of overhead telephone cables.

At the bottom of Street Hill the road divides at right angles; to the right The Street continues through the village and to the left a short informally surfaced roadway leads to Street Plantation, on the edge of the Beeston Hall estate, a densely wooded area which forms an unexpected visual 'stop' to the lane. The surfacing of the road could be improved here. A high flint and brick wall in Gothic design, between the gable of the terrace of cottages on Street Hill and a white painted house is a real surprise. This wall with its crenellated parapet was part of the stable block for Beeston Hall. The high central arch must have been an impressive entrance to the stable courtyard, but as the stables behind have been demolished, the area now contains a variety of storage sheds and garages. The house beyond the wall, also in Gothic style, is white painted brick with a crow stepped gable leading to a length of recently built redbrick wall which curves into the entrance to the wooded area. On the opposite side a lane gives access to new houses behind the street frontage. On the street frontage a terrace of cottages look to be of a traditional form, but appear to have been heavily modernised in the late twentieth century. A narrow gap in the frontage allows views past an interesting but range of 19c stables with a hay loft in the centre, which has recently been repaired and converted to residential use. Beyond this is another recently constructed house..

Back onto the street frontage a row of houses runs into The Street past the 19c white painted brick Regency Guest House incorporating a former shop, and an earlier late 18c house (Grade II listed) of good local brick with a modillion cornice, with a more modest painted house attached, to the White Horse Public House at the cross roads. Again good local brick, and although the windows have been replaced, they are in a traditional style.

Opposite the public house a row of painted brick terraced cottages completes the other side of The Street. Unusually in this part of Neatishead, they are set back behind small gardens, but have also been modernised in the 20c, although the original clay pantiled roof has been retained.

The Street turns sharply to the north beside the White Horse where two attached cottages on the street frontage continue the enclosure of the street to the west, whilst opposite the 19th century rendered building used as a restaurant encloses the view of The Street from the west. Beyond this three 20c houses are set in more generous gardens. In contrast to The Street, the character changes to a more rural feel, with low lying land behind the public house before the bridge over the diminutive water course feeding Limekiln Dyke, which is boarded by trees. The bridge marks the edge of the village settlement and the watercourse the parish boundary with the parish of Barton Turf.

Beyond the bridge, and opposite the junction with Hall Road, Iken Cottage is a small scale traditional brick and pantile cottage with catslide dormers, which, is almost hidden by tree planting. Beyond this, as the land rises up from the flood plain and well outside the village envelope, Ikens Farm complex is a prominent landmark. The handsome late 18c house, built of local red brick with a thatched roof, is set back from the road; a range of farm buildings including a threshing barn of the same period and construction meets the road at right angles.

Hall Road

Hall Road is characterised by;

- open countryside to the north
- detached houses in wooded settings to the south.

Hall Road marks the northern edge of the settlement around Limekiln Dyke as well as the conservation area. At the junction between Smallburgh Road and Hall Road, the generous grounds and neat lawns of White Lodge, allow a rare view to the watercourse leading to Limekiln Dyke, although at this stage it is of such a small scale that it is difficult to appreciate the extent of Limekiln Dyke downstream. White Lodge, prominently positioned on rising ground is of simple elegant design, its white painted rendered walls and regular rhythm of sash windows of the late 19c or early 20c concealing an earlier building.

Beyond White Lodge, Hall Road is of a quite different character to the centre of Neatishead village. The open countryside to the north stops abruptly at the road, with larger houses generally sited towards the road taking advantage of the higher ground, and well wooded grounds behind running down to the low lying land beside Limekiln Dyke to the south. Extensive tree cover and glimpses of boat houses and the dyke give a sense of the landscape beyond. The majority of these houses date from the 20c, although there are a few earlier properties, such as Lime Kiln Cottage.

Irstead Road

Irstead Road is characterised by;

- a mix of 20th century and earlier houses
- the road is set down below the level of the countryside to the south emphasising the topography of the village setting

At the cross roads beside the Public House, Irstead Road continues to the east, past the Old Saddlery Restaurant which partially stops the view from The Street. Beyond, 20c houses and a few earlier cottages, again built close to the road on the higher ground, are mainly detached, in plots running down to marshy land divided by drainage ditches beside Limekiln Dyke. The development on the south side of the road is almost exclusively of the 20c, although some are on the

sites of earlier houses, such as Brick Kiln House, opposite the former White Horse bowling green where the remains of a brick kiln was evident until the Second World War. Whilst the 20c houses to the south are on higher ground than those to the north of the road, their effect is not intrusive. After this development, buildings are limited to the north of the road and views across the open countryside to the south are restricted by the higher ground, giving a sense of enclosure.

To the north, a mixture of 20th century and earlier buildings continue, mainly in residential use, the exception being the Nancy Oldfield Trust which occupies one plot, where approval has recently been granted for an additional workshop.

The Staithe running down to Limekiln Dyke is almost out of the village. Apart from the bridge over the largely insignificant stream on Smallburgh Road, this is the only part of the water which is accessible to the public. There are no long views of the Staithe; a gap in the hedges and trees on Irstead Road gives access to a small car park with a timber enclosure for refuse collection, and a grassed area in front of a short tongue of water for the mooring of boats leads to Limekiln Dyke. The area is delineated by the trees in the adjacent properties and walkways of hoggins either side of the staithe leading down to the dyke itself. The informal landscape treatment contributes to this quiet and peaceful place and this character should be retained. It is possible to walk to the water's edge at the end of the Staithe, although it is regrettable that it is not possible to gain more than a very restricted view of Limekiln Dyke. The overwhelming impression of the character of the dyke is of slow running water gently winding between informal gardens on low lying ground divided by drainage ditches, with mature trees and woodland shielding the houses from view – a very private place and much better appreciated from the water. There are frequent inlets from the dyke for boat moorings and access to traditional boathouses of varying sizes, although access by boat is restricted to the west of The Staithe due to the width and depth of the watercourse.

Beyond The Staithe are two further 20th century houses, the last of which has recently been sympathetically extended. Mature trees make an important contribution to the character of the area, particularly at the boundary of the conservation area at a right angled bend in Irstead Road, where deciduous woodland prevails.

Buildings and traditional materials.

Five buildings within the conservation area boundary are included in the Secretary of State's list of buildings of special architectural or historic interest. These are listed in Appendix 3. There are also a number of buildings which are considered to make a positive contribution to the character of the conservation area and these are noted in Appendix 4. There are no scheduled monuments in the conservation area.

Red brick and red or black pantiles, are materials traditionally found in North Norfolk, and they predominate in the pre 20c buildings in the conservation area. Some of these buildings have been painted and the pantiles replaced with alternative materials in the 20c. The earlier buildings have steeply pitched roofs some of which were probably thatched; Ikens Farm is a notable survivor. In the main, ridges run parallel to the line of the roads, reinforcing the sense of enclosure, particularly with the terraces in The Street. It is reasonable to conclude that many of the cottages in the village were constructed of locally produced materials. Local clays are suitable to produce the traditional soft red brick and Kelly's Directory of 1845 records a brick maker in the village; the remains of a brick kiln were evident until just after the Second World War at the site of Brick Kiln Cottage in Irstead Road, opposite the White Horse bowling green, and it is thought that lime was brought by wherry from Barton Broad to the lime kiln (the site of which is in the garden of Kingfishers) on the opposite side of Limekiln Dyke.

In the main, later buildings have continued the use of these local materials or ones that have a similar tonal value, which has helped to maintain the character of the village. A variety of other materials have been introduced in the 20c buildings beside Limekiln Dyke. Stained timber, painted render and plain clay tiles are found here, which seem to fit in with the general character of the waterside setting. However, this has much to do with the form of the individual buildings, some contributing more than others to the character of the area. Boathouses are a prominent building type on the waters edge, generally constructed of timber with modern corrugated sheet roofing substituting for the traditional corrugated iron covering.

Trees and open spaces.

Conservation area designation provides protection for nearly all trees within the boundary. The wooded areas to the east and west of the village and the many mature trees within the village are extremely important to the character of the conservation area, and both short term and long term maintenance should be considered by owners to retain their positive contribution. .

The two public open spaces, on Street Hill and at The Staithe and the private grounds of White Lodge make significant contributions to the character of the conservation area.

Boundaries

Timber fences and deciduous hedges are the main materials for boundaries throughout the conservation area, the latter reinforcing the rural character in the more open parts of the village. In the main, low picket style timber enclosures are visually more successful than open post and rail or taller close boarded

fences. There are a few examples of hedging behind brick walls. In The Street, buildings are generally constructed on the edge of the road leaving little room for a boundary treatment but cottage garden planting provides a pleasing setting to the fronts of some of the houses.

9. Issues, pressures and threats

Generally the buildings and gardens in the conservation area are well maintained and there do not appear to be any structures that would qualify to be on the Buildings at Risk Register.

However, the special character of conservation areas can easily be eroded by seemingly minor, and 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 UPVC instead of painted timber). This can be a particular issue with unlisted buildings that have been identified as contributing to the character of the conservation area. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, Local Authorities are empowered to relax that requirement when considering the restoration or conversion of certain buildings within conservation areas, and advice should be sought from the local Planning Department at an early stage.

Apart from the developments to the south of Irstead Road and along Hall Road, the majority of the new buildings in Neatishead are on infill plots. Care should be taken to ensure that any future new development is sensitively sited and is sympathetic in scale, form, materials and detailing to local traditional building styles.

Road finishes are generally tarmacadam and notable features of the village are that there are no formal pavements beside the roads or any street lighting, which contribute to the informal rural character of the village.

10. Suggested improvements

- The surface of the lane to Street Plantation.
- Rationalisation of overhead lines and wires, particularly on Street Hill and The Street
- General maintenance of public spaces on Street Hill and The Staithe
- Rationalisation of overhead lines and wires
- Integration of landscaping and materials to the parking areas around and in front of New Victory Hall.

11. The conservation area boundary.

Part of the conservation area falls within the jurisdiction of the Broads Authority and the remainder is with North Norfolk District Council. The Broads Authority boundary is drawn quite tightly around the properties with access to Limekiln Dyke. Irstead Road forms the boundary to the south until it makes a right angle turn to the north, when it cuts along a field boundary and drainage ditches to cross Limekiln Dyke and an inlet around the boundary of Limekiln Cottage to join Hall Road, which forms the northern boundary of the conservation area. At the junction of Hall Road and The Street the boundary runs south on the eastern side of the road to join Irstead Road at the south west corner. The North Norfolk section of the conservation area adjoins to the south west, to include the remainder of the village; the boundary runs from Irstead Road behind the built up area to the south to join Street Hill, then down Street Hill and turns to the west to include the old Victory Hall and the buildings adjacent, along the edge of Street Plantation, then running roughly parallel to Smallburgh Road to include Iken's Farm and arable land to the north west and back down the Smallburgh Road to join the Broads Authority section of the conservation area at the junction with Hall Road

Suggested amendments to the boundary;

- Southern boundary - exclude part of arable field adjacent to 20c development
- South west corner– adjust boundary to follow the external line of the alder carr woods.
- Extend boundary to include the new Victory Hall

12. Public consultation

The Broads Authority is committed to public consultation. Views of the local community were sought on the consultation draft of the re-appraisal of Neatishead Conservation Area In line with the Broads Authority statement of Community Involvement. Feedback from the Consultation process has been incorporated in the adoption draft of the Appraisal where appropriate and where in accordance with relevant Broads Authority adopted Planning Policy..

Appendix 1

Policies

Please note: The Broads Authority is currently reviewing and revising local policies, which will be published in a new Local Development Framework (LDF). The Broads Authority has already adopted a Core Strategy containing general policies and the specific saved local policies included in the Broads Authority Local Plan (1997) are still relevant.

Appendix 2

Broads Authority guidance leaflets

- Keeping the Broads Special
- Do I need Planning Permission?
- How do I apply for Planning Permission?
- Building at the Waterside – A guide to design of waterside buildings in the Broads Authority area
- Environment and Landscape – How do I plan and manage trees and scrub alongside rivers?
- Development and Flood Risk in the Broads
- Riverbank Protection Works – A guide for riparian landowners
- Sustainability Guide – Sustainable development in the Broads

Appendix 3

Listed Buildings within the conservation area

Street Hill, The Old Laundry – Grade II
House 80m north-east of The Old Laundry (March House) – Grade II
Wall 70m n-w of Old Laundry – Grade II
Iken's Farmhouse – Grade II
Iken's Barn – Grade II

Appendix 4

Buildings that make a positive contribution to the character of the conservation area.

Smallburgh Road
Ikens Cottage
2 no Cottages behind White Horse PH)

Hall Road
White Lodge

Adopted May 2011

Outbuildings adjacent to White Lodge
Brick Kiln Cottage

Irstead Road
Violet Cottage,
The Cottage
The Old Eagle
Woodcote
Estate House

The Street/Smallburgh Road
Ye Olde Saddlery Restaurant

The Street
The White Horse PH
Cottage adjoining March House
Regency Guest House
Outbuildings and stable to rear of Regency Guest House
Boswell's Cottage
86-88 Street Hill
Old Victory Hall
70 Street Hill - cottage to rear of The Old Laundry

Appendix 5

References and sources of information

A Popular Guide to Norfolk Place names, James Rye, The Larks Press, 1991
The Buildings of England, Norfolk 1: Norwich and North-East, Nicholas Pevsner and Bill Wilson
English Heritage: Guidance on conservation area appraisals, 2006
English Heritage: Guidance on the management of conservation areas, 2006
Landscape Character Assessment – draft local character area 28 Ant Valley
Faden's Map of Norfolk 1797
OS 1st edition maps
The Royal Air force Air Defence Radar Museum – www.airforce.co.uk
A Look at Neatishead, Alice Dennes, 1999
Heritage Environment Record, Norfolk Landscape Archaeology, Gressenhall
White's Gazetteer and Directory 1845
Kellys Directory 1845
Cold War – Buildings for Nuclear Confrontation 1946 – 1989, Wayne Cocroft and Roger Thomas, English Heritage

Appendix 6

Heritage Environment Record

Significant entries within Neatishead conservation area;

Limekiln – remains of post medieval limekiln. N of Limekiln Dyke
Beeston Hall stables and Gothic Cottage
Site of brick kiln
The Old Laundry
House 80m north of Old Laundry
Ikens Farmhouse
Barn north west of Ikens Farmhouse

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